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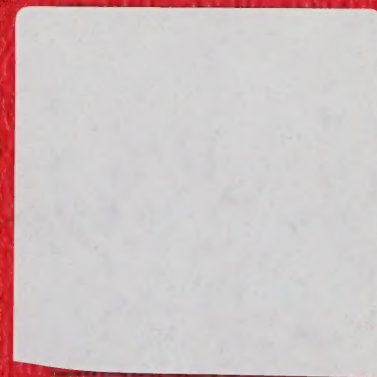
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OFFICIAL PLAN OF THE MUSKOKA PLANNING AREA



District Municipality Of Muskoka

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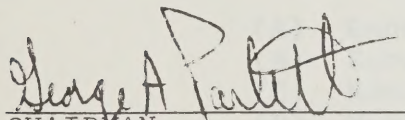
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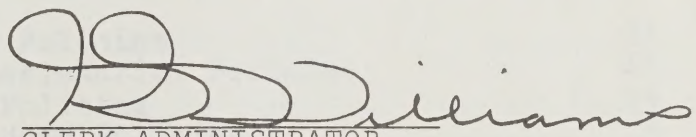
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OFFICIAL PLAN
OF THE
MUSKOKA PLANNING AREA

The policies, being Parts 1 to 9 of the text, together with Schedules A to D inclusive, constitute The Official Plan of the Muskoka Planning Area, which was prepared by the Muskoka Planning and Development Committee and was recommended to the Council of the District Municipality of Muskoka, under the provisions of section 12 of The Planning Act, on the 7th day of November, 1977.

This Official Plan was adopted by the District Municipality of Muskoka by By-law No. 77-43, after third reading thereof, in accordance with section 13 of The Planning Act on the 16th day of January, 1978


CHAIRMAN


CLERK-ADMINISTRATOR

MEMBERS OF THE
DISTRICT OF MUSKOKA
PLANNING AND DEVELOPMENT COMMITTEE

1977

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PART 1

INTRODUCTION

1.1 Section 69 of The District Municipality of Muskoka Act authorized District Council to "prepare, adopt and forward to the Minister for approval, an Official Plan for the District Area". The following constitutes the Official Plan of The Muskoka Planning Area.

Authority

1.2 1976 Population

Population The 1971 Canada Census indicated that the District of Muskoka had a population of 32,000 permanent residents. Since then, the population has grown to approximately 37,000 people. In addition, it is estimated that the District has about 77,000 seasonal residents (i.e. residents whose primary residence is elsewhere). These 1976 population figures for each Area Municipality and the District are set out in Table One below.

TABLE ONE			
ESTIMATED 1976 POPULATION			
<u>Area Municipality</u>	<u>Permanent</u>	<u>Seasonal</u>	<u>Total</u>
Georgian Bay	2,400	15,500	17,900
Lake of Bays	2,100	10,850	12,950
Muskoka Lakes	4,600	24,500	29,100
Bracebridge	8,600	4,600	13,200
Gravenhurst	7,900	13,800	21,700
Huntsville	11,400	7,750	19,150
District Total	37,000	77,000	114,000

The statistical distinction between permanent and seasonal residents is made for two reasons. The first is that all available statistical information makes such a distinction.

The second is to provide an indication to the various agencies in Muskoka, such as the Board of Education, Children's Aid Society and District Social Services Department, of the future demand for their services.

1.3 Population Estimates

Estimates

Until the 1960's, Muskoka grew slowly in terms of permanent population; the major growth was in seasonal waterfront residents. Between 1961 and 1966, Muskoka grew more quickly, from 26,000 to almost 28,000, and to 32,000 by 1971. This trend has continued since 1971, with an increase of about 1,000 permanent residents each year. If the trend continues, the permanent population may surpass 60,000 by 1995. To accommodate such growth, approximately 400 new permanent dwellings will be required each year.

The rate of growth of the seasonal population has abated in recent years. In 1968 there were 642 seasonal housing starts, and in 1970 there were 709. Since then the number of seasonal housing starts has declined - to 445 in 1973 and to 318 in 1975. Despite this decline, it can be estimated that there may well be between 6,000 and 8,000 new seasonal dwellings built in Muskoka between now and 1995, which will increase the seasonal population from 77,000 to between 100,000 and 110,000.

The actual growth of the seasonal population will depend on: (1) the demand for new waterfront dwellings; (2) the availability and price of suitable development property; (3) the ability of individual waterbodies to sustain development without deterioration of the water quality; and (4) the willingness of Area Councils and resident groups to accept new waterfront development. As a result, the rate of growth of the seasonal population may vary widely from one Area Municipality to another.

In Table Two, estimates of future population growth are presented: (1) for permanent population by Area Municipality and the District; and (2) for seasonal population by District total only.

TABLE TWO
ESTIMATED POPULATION GROWTH

<u>Area Municipality</u>	<u>1976 Population</u>	<u>Estimated Increase</u>	<u>1995 Population</u>
Georgian Bay	2,400	1,200	3,600
Lake of Bays	2,100	1,500	3,600
Muskoka Lakes	4,600	2,400	7,000
Bracebridge	8,600	6,400	15,000
Gravenhurst	7,900	6,100	14,000
Huntsville	11,400	8,400	19,800
District of Muskoka			
(1) Permanent	37,000	26,000	63,000
(2) Seasonal	<u>77,000</u>	<u>28,000</u>	<u>105,000</u>
Total	114,000	54,000	168,000

In Table Three, estimates of future population growth are presented for the urban areas which now have or may have municipal water and sanitary sewer services, or municipal water services only. Bala is excluded from this Table because, until municipal services are extended, very little growth is possible in the serviced area.

TABLE THREE
ESTIMATED POPULATION GROWTH IN URBAN AREAS

<u>Urban Area</u>	<u>1976 Population</u>	<u>Estimated Increase</u>	<u>1995 Population</u>
Bracebridge	5,200	4,000	9,200
Gravenhurst	4,500	4,000	8,500
Huntsville	6,300	4,500	10,800
MacTier	850	400	1,250
Port Carling	650	600	1,250
District Total ¹	18,000	13,500	31,500

¹Including Bala (500)

The figures in Tables Two and Three are estimates only. They are not targets, nor are they intended as growth ceilings or limits. Their function is to indicate the possible growth trend in the District for the information of the Area Councils, local agencies and interested residents and resident groups.

PART 2

GOAL AND PURPOSE OF THE DISTRICT PLAN

2.1 The General goal of District Council is:

Goal

To accommodate through careful planning the population and economic growth anticipated in Muskoka between now and 1995 within a strong framework of development and environmental standards, and in a manner consistent with the traditional and existing character of all urban, rural and waterfront communities in Muskoka.

2.2 Purpose of the District Plan

- i) To provide basic policies to guide development within the entire District Municipality which will ensure the achievement of District objectives.
- ii) To outline the areas around major urban centres where future water or water and sewer services may be provided.
- iii) To establish standards for rural and waterfront development.
- iv) To establish environmental standards for the entire District.
- v) To provide a framework for the six Secondary Plans.
- vi) To determine the planning roles and responsibility of the District and the Area Municipalities and the relationship between the two levels of government.
- vii) To provide for an adequate and efficient system of transportation within the District for the movement of people and goods.
- viii) To establish general residential policies to permit a variety and choice of living accommodation and locality to the inhabitants of Muskoka.
- ix) To provide guidelines for the Area Municipalities for the presentation and conservation of open space.
- x) To preserve areas of special interest - such as the Trent-Severn Waterway and the coastlines and islands of Georgian Bay now held in public ownership.

PART 3

GENERAL POLICY

(A) INTRODUCTION

- 3.1 A number of policies and statements apply to all development in the District of Muskoka. These policies and statements reflect the collective concerns of the people of Muskoka and offer guidelines for the orderly development of the District. Except as specifically noted, the following General Policies shall apply for all development.
- 3.2 In order to protect the taxpayers of the District of Muskoka from undue financial hardship, District Council shall ensure that the timing, location and nature of new development are such that the demand for services is not excessive in relation to the taxable assessment provided. New large scale residential development, which would create an appreciable increase in the demand for services shall not be permitted unless it can be demonstrated that the overall ratio of municipal debt to taxable assessment will not be adversely affected.

(B) GENERAL DEVELOPMENT STANDARDS

- Individual
Sewage
Systems 3.3 All lots created by consent or subdivision in the District of Muskoka shall meet the requirements of the Ministry of the Environment with respect to water supply and waste disposal.
- Area
Requirements 3.4 All lots shall conform to the Restricted Area (Zoning) By-law of the Area Municipality, and shall comply with all other requirements of the Area Municipality.
- Education 3.5 All residential lots being created shall be reviewed by the relevant school board(s) with regard to school busing.
- Use
Limitation 3.6 All development shall be subject to the policies for "Areas of Use Limitation" in Section 3C.

3(B) GENERAL DEVELOPMENT STANDARDS ... cont'd

Mainten-
ance &
Occupancy

3.7 All lots shall be subject to any minimum Maintenance and Occupancy By-law standards adopted by an Area Municipality.

3.8 The Council of a municipality may pass by-laws to establish minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in the municipality.

3.9 It is a policy of the District Council to assist, where requested, the local municipalities within the Planning Area in the preparation of Maintenance and Occupancy Standards By-law for their respective municipality.

Consents

3.10 The creation of any lot or lots by severance shall be subject to the policies for "Consents" in Section 3D.

Conserva-
tion

3.11 All development shall be subject to the policies for "Conservation Areas" in Section 3E.

Environ-
ment

3.12 The proposed development of a site shall meet all provincial standards for air, noise and water pollution control. District Council may require the preparation of an Environmental Assessment.

Adjacent
Uses

3.13 The proposed use of all lands shall be compatible with other land uses in the vicinity. Residential development will be discouraged adjacent to major highways, railway tracks, sand and gravel operations airport runways, industries, farm husbandry operations, sanitary land fill sites, sewage lagoons, or any use which produces heavy traffic, high noise levels, or noxious fumes.

3.14 All lots being created shall front on:

Road
Frontage

- i) a travelled public road, or
- ii) an existing private road with the capacity to handle the additional traffic;

3(B) GENERAL DEVELOPMENT STANDARDS ... cont'd

- iii) in the case of water access, have adequate private facilities available on a long term basis for car and boat trailer parking, boat storage and boat launching.

- Road Dedications 3.15 Where any lot fronts on a District Road, the District may request, where reconstruction or widening is planned, that land sufficient to achieve a width of 13 meters (43 feet), or more in some cases, from the centre line be dedicated.
- 3.16 Where any lot fronts on an Area Municipal Road, the Area Municipality may request that land sufficient to achieve a width suitable for its purposes be dedicated.
- Adequate Roads 3.17 The adjacent roads shall have the capacity to handle the additional traffic.
- Internal Roads 3.18 Along Provincial Highways and District Arterial Roads, all proposed lots within a plan of subdivision shall be required to front on an internal road system which is satisfactory to the Area Municipality. Along District Collector Roads and Area Municipal Roads, some or all proposed lots within a plan of subdivision may be required to front on an internal road system which is satisfactory to the Area Municipality, and may be required to provide adequate buffering from other transportation uses.
- Provincial Highways 3.19 Along Provincial Highways, wherever possible, road access to a proposed subdivision shall be from an adequate existing travelled public road, rather than directly from the Provincial Highway.
- Entrances 3.20 All proposed road entrances shall be subject to the policies for "Road Entrances".
- Natural Features 3.21 All proposed subdivisions shall be designed so as to preserve natural features and existing vegetation, especially trees, to the greatest possible extent.

3(B) GENERAL DEVELOPMENT STANDARDS ... cont'd

- Agricultural Code of Practice 3.22 Where major animal operations exist or are proposed, the Agricultural Code of Practice shall apply.
- 3.23 Development shall not unduly restrict the proper and orderly utilization of the timber and mineral resources of the District.
- District Co-operation 3.24 In areas of special interest to the Federal and Provincial governments such as the Trent Severn Waterway and the coastline and islands of Georgian Bay, the District is prepared to co-operate fully with the senior governments in the development of their policies and plans, and requests that the affected Area Municipality(ies) and residents also be consulted.
- Open Space Requirements 3.25 It is a policy of this Plan that the District will assist the municipalities in assessing their open space requirements so as to create an overall open space pattern for the entire District.
- Parklands 3.26 The establishment of a Provincial Park in the District may be considered provided the District Municipality and affected Area Municipality(ies) are consulted and approve of the proposed site(s) and provided that the affected Area Municipality(ies) and residents are consulted during the master planning of the sites.

(C) AREAS OF USE LIMITATION

- Definition 3.27 For the purpose of this Plan, Areas of Use Limitation are lands with inherent physical/environmental hazards that make them unsuitable for most land uses, and particularly unsuitable for the placement of permanent structures.
- Types Of Lands 3.28 The following lands shall be classified as Areas of Use Limitation:
- i) lands subject to periodic or seasonal flooding;

3(C) AREAS OF USE LIMITATION ... cont'd

- ii) areas with water tables within 1.5 meters (5 feet) of the surface which cannot be lowered, including areas of organic swampy soils;
- iii) areas of erosion or slope instability; and
- iv) lands with slopes steeper than 20 percent and more than 1.53 meters (5 feet) of overburden.

For informational purposes only, possible Areas of Use Limitation are indicated in Appendix A. These maps have been developed from detailed terrain information at a scale of four inches to the mile. Detailed technical maps are available for inspection at the District and Area Municipal Offices.

Identification 3.29 Specific lands shall be identified as part of Areas of Use Limitation only after a site inspection by the District Planning Department staff and the relevant Area Municipality and that where required, detailed floodplain mapping shall be undertaken by the applicant or owner of the property for which development is proposed.

Appeal Procedure 3.30 If lands are identified as part of Areas of Use Limitation, the affected owner may appeal to the District. When this occurs, the Ministry of Natural Resources shall be asked to inspect the site and to make a recommendation to the District.

Permitted Uses 3.31 For classes (i) and (ii) of Areas of Use Limitation only agriculture, forestry, parks and other outdoor recreational activities shall be permitted. No new residential development shall be permitted. No buildings, structures, nor the placing or removal of fill whether originating on site or elsewhere shall be permitted in Areas of Use Limitation except with the approval of the District Council and the Ministry of Natural Resources.

For classes (iii) and (iv) of Areas of Use Limitation, new residential development shall be permitted if the physical constraints can be overcome to the satisfaction of the District.

3(C) AREAS OF USE LIMITATION ... cont'd

Building setbacks may be imposed from the margins of Areas of Use Limitation in relation to the kind, extent and severity of the existing and potential hazards.

In addition, where engineering works are to be undertaken to mitigate on-site natural development constraints, approval shall be obtained from the Ministry of Natural Resources as well as the District.

Caution Lands

- 3.32 An Area Municipality may classify as part of its Secondary Plan, after consultation with the Ministry of Natural Resources and the Ministry of the Environment, Caution Lands with certain physical constraints on which the permitted uses would be limited, depending on the construction and servicing problems.

(D) CONSENT POLICIES

- 3.33 The Purpose of consent policies is:

Purpose Of Consent Policies

To encourage development of a non-rural nature in the existing towns, villages and hamlets in order that they may function as service centres for the rural areas.

To not encourage scattered, isolated or ribbon development throughout the rural area of the District.

To prevent conflicts between rural and non-rural land uses.

To protect areas of natural environment such as river valleys, floodplains, woodlots, headwater areas as well as areas having unique biological and/or geological features.

To prevent pollution of any nature, including air, noise and ground or surface water pollution.

To preserve any good agricultural lands for farming, particularly those lands having a class 1 to class 4 capability for agriculture as defined by the Canada Land Inventory.

3(D) · CONSENT POLICIES ... cont'd

- Rural
Areas
- 3.34 Development in rural areas will not be encouraged except as infilling in those villages and hamlets recognized as such by the District Plan. Such development shall be permitted provided that the Land Division Committee is satisfied that the proposed severance(s) would constitute genuine infilling and not the extension of a built-up area. For the purposes of this Section, infilling refers to situations in which a proposed lot fronts on a public street between existing lots which are separated by not more than 120 meters (400 feet).
- Number
- 3.35 In general, on any parcel of land in existence on the date of approval of this Plan, a maximum of three (3) lots may be created by consent. Further development of any lot in existence on the date of approval of this Plan, shall be by plan of subdivision. However, if the Planning Committee and District Council are satisfied that a plan of subdivision is not necessary for the proper and orderly development of the land, more than three lots may be considered by the Land Division Committee, provided the application represents the total holdings of the applicant and no extension of municipal services would be required for the lots being created.
- Protection
- 3.36 Consents may be considered which, by either proposed use or location, would not destroy or appreciably reduce the quality of the natural environment or conflict with the existing uses.
- Ministry
Of
Environment
- 3.37 Where one or both of water or sewer services are not available, it shall be a condition of approval that the Ministry of the Environment is satisfied that the proposed lot will be of adequate size and possess suitable soil conditions for the installation and operation of a well and septic system, as required.
- Size
- 3.38 The size of any lot created by a severance shall be appropriate to the use proposed, taking into consideration the requirements for septic systems and wells, if required. Wherever possible, adjoining residential lots should have approximate uniform depth and shape.

3(D) CONSENT POLICIES ... cont'd

- Access 3.39 Ribbon development along highways or District Arterial roads will be discouraged, with direct access from these roads being restricted. Lots created by consent should, where possible, have access only from minor public roads to which adequate year-round access is available, with the exception of those lots to be used for seasonal residential purposes only.
- Reserve 3.40 Access to all lots created by consent may be limited by the imposition, where desirable, of a 0.25 meter (1-foot) reserve along the road frontage(s), to no more than one driveway, the location of which is to be approved by the appropriate municipal or District department or the Ministry of Transportation and Communications. Further, required road widenings across the frontage of a severed parcel shall be dedicated to the appropriate authority as a condition of consent.
- Access Safety 3.41 Consents shall be granted only where the sight lines or curves or grades along the roads on which the severed lot is to have frontage access, are satisfactory to ensure that vehicles are able to enter and leave the roadway at that location in a safe and unobstructed manner.
- Lakes 3.42 Consents from waterfront properties shall be granted only if the lake upon which the severance is to have frontage has, in the opinion of District, the Ministry of the Environment and the Ministry of Natural Resources, the capacity to sustain additional development.
- Conflict In Uses 3.43 Where a new lot is created by consent, it should be located relative to the remainder and the surrounding parcels in such a manner as to prevent any conflict between the proposed use and the existing uses. Similarly, where livestock operations are involved, the location of the proposed uses shall be guided by the provisions of the "Agricultural Code of Practice for Ontario".
- Family Members 3.44 In situations where a consent would not necessarily be granted, an application may be considered in the rural areas where it is clearly demonstrated that the pro-

3(D) CONSENT POLICIES ... cont'd

posed residential lot is to be created for the benefit of a member of the immediate family who intends permanent residence on the lot. It may be a condition of approval that a covenant be registered on title that the severed lot is to remain in the ownership of the benefiting family member for a minimum of three years.

- | | | |
|-----------------------|------|---|
| Two
Uses | 3.45 | Where there are existing uses on the proposed lot and the retained portion(s), an exception to the minimum lot size requirement may be made. |
| Estate
Residential | 3.46 | In general, creating lots for estate residential purposes shall be encouraged by plan of subdivision only, not by consent and shall conform to the Estate Residential policies contained in this Plan. |
| Backlands | 3.47 | Consent shall not be granted where, by the creation of a new lot or lots, the backlands of a parcel would become isolated or landlocked. |
| Natural
Features | 3.48 | A consent may be given favourable consideration in situations where the proposed severance is physically separated from the main holdings by a significant natural or man-made feature such as a river or railway right-of-way. |
| Natural
Resources | 3.49 | The Ministry of Natural Resources shall be notified of each application in order to ensure that the topography, soil and drainage of the site are satisfactory for the use proposed and that the consent would be in accordance with all policies regarding flood control, open space, hazard lands and resources production. |
| Dedication | 3.50 | It is the policy of this Plan that as a condition of consent approval for new residential use, an amount not exceeding 5 percent of the value of the lot created, may be dedicated to the appropriate Area Municipality for park purposes. |

(E) CONSERVATION AREA POLICIES

Nature
Protection 3.51 Before any proposed development is approved, careful consideration shall be given, in consultation with the Ministry of Natural Resources, to ensure the protection of:

- i) sensitive fish and wildlife areas;
- ii) fish spawning areas;
- iii) marshes and wetlands;
- iv) unique plant life areas; and
- v) areas of significant bird nesting importance.

Area
Designation 3.52 In co-operation with the Ministry of Natural Resources, an Area Municipality may designate nature conservation areas as part of its Secondary Plan.

Historic
Conservation 3.53 It is a policy of this Plan to encourage the conservation of areas of historic or unique interest and the preservation of structures and sites of particular historic interest and to encourage the Area Municipalities to use the provisions of The Ontario Heritage Act, 1974.

Historic conservation sites may be designated by an Area Municipality as part of its Secondary Plan.

Preservation 3.54 The District supports the preservation of the scenic locations designated in Schedule C of this Plan now in public ownership, and recommends that the other scenic locations be acquired for public use by governments and interested groups and individuals.

(F) ENVIRONMENTAL ASSESSMENT

Definition 3.55 For the purposes of this Plan, an Environmental Assessment is a description and evaluation of:

- i) the environment that will be affected;
- ii) the effects that will be caused to the environment;

3(F) ENVIRONMENTAL ASSESSMENT ... cont'd

iii) the actions necessary to prevent, change, mitigate or remedy the effects upon the environment; and

iv) the advantages and disadvantages of the undertaking in terms of the environment.

These requirements do not supercede any other requirements of The Environmental Assessment Act, 1975, Statutes of Ontario 1975, Chapter 69, as amended.

Prepara-
tion 3.56 An Environmental Assessment, where required by District Council, shall be prepared by the proponent at his cost, and submitted to the Council of the District as part of the application for approval of the proposed development.

Use Of
Assessment 3.57 An Environmental Assessment is intended to assist in the evaluation of the proposal, and shall be made available to all interested parties.

(G) GENERAL RESIDENTIAL POLICIES

3.58 It is the policy of District Council:

General
Policies i) to facilitate the creation of sufficient lots in the Urban Areas and Rural Areas to meet the need for new residential dwellings resulting from future population growth;

ii) to encourage each Area Municipality to consider preparing a housing policy for inclusion in the Secondary Plan for that Area Municipality;

iii) to encourage each Area Municipality to prepare a housing maintenance and occupancy by-law in order to permit the municipality to participate in the various Federal and Provincial housing programmes.

(H) GENERAL POLICIES FOR SEASONAL AND WATERFRONT DEVELOPMENT

Definition 3.59 A seasonal residential dwelling can be defined as a dwelling used for leisure and recreational uses dur-

3(H) GENERAL POLICIES FOR SEASONAL AND WATERFRONT
DEVELOPMENT ... cont'd

ing different seasons of the year and which is not the sole and primary residence of the owner or occupant. A permanent waterfront dwelling unit is the primary residence of the owner or occupant and is occupied most of the year. Traditionally, seasonal residences have been associated with water and summer activities. A growing trend is for more seasonal dwellings being winterized and converted to permanent residences. This has resulted in unplanned waterfront development. Both types of waterfront development have also led to increased pressures for municipal services, strip development around lakefronts limiting public access to water, overutilization of water and shoreline resources in terms of ecological carrying capacities, and water pollution.

- 3.60 District Council is well aware of the increasing year-round use of waterfront dwellings and of the fact that more and more existing waterfront dwellings are being used as permanent dwellings.

Determina-
tion Of
Seasonal
Residential

In terms of development and environmental standards, including the calculation of impact on water quality, all residential dwellings whether seasonal or permanent shall be treated in exactly the same manner. However, District Council recognizes the differentiation of services to be provided to seasonal residences as opposed to permanent residences. If municipal services, such as total road maintenance, garbage collection, school bus service are now being provided, new residential development either permanent or seasonal will be calculated or counted as permanent as far as provision of social services is concerned, i.e. medical facilities, school facilities, social welfare facilities, etc. However, if new seasonal residential development locates in unserved areas, they will not be considered in the calculation of the above District Services.

(I) GENERAL COMMERCIAL AND INDUSTRIAL POLICY

General
Commercial
Policy

- 3.61 It is a policy of this Plan to accommodate new commercial facilities of a central business, major commercial, or tourist commercial nature, subject to the applicable development policies of this Plan.

3(I) GENERAL COMMERCIAL AND INDUSTRIAL POLICY ... cont'd

- Industries 3.62 In the Area Municipalities that are prepared to accommodate such development, it shall be a policy to encourage a broad range of industries including office and research facilities, subject to the applicable industrial development and environmental policies, but to discourage those industries which might cause serious air, water or noise pollution or have a significant detrimental impact on the environment.
- Land 3.63 Sufficient land and services should be made available to provide for future industrial growth.

PART 4

URBAN AREAS

(A) URBAN PLANNING AREAS

- Boundaries 4.1 Urban Areas are Bracebridge, Gravenhurst, Huntsville, MacTier, Port Carling and Bala, as indicated on Schedule A. The boundaries of these areas are designated on Schedules B1 to B6. These are areas where full or partial municipal services are either provided at present or may be provided in the future. The parts of the Urban Areas to be provided (i) with full municipal services and (ii) with partial municipal services only, shall be designated in the Secondary Plans.
- Future Areas 4.2 A village or hamlet, if partial municipal services become available, or other areas where municipal water only may be provided in the future, may be designated an Urban Area by amendment to this Plan.

(B) MUNICIPAL SERVICES

- Existing Facilities 4.3 Existing and committed servicing facilities shall be fully utilized and, wherever possible, a substantial part of new development shall be directed to fully serviced lands.
- Connection To Services 4.4 It is a policy that in Urban Areas where full municipal services are now available, it shall be compulsory for all new development to be connected to these services.
- Alternative Systems 4.5 It is a policy of this Plan that when current sewage projects are complete and fully utilized, further development in the urban areas will be considered on the basis of other sewage servicing systems subject to the approval of the Ministry of the Environment.
- Expansion 4.6 It is a policy of District that there be no major expansion of fully serviced areas in the foreseeable future.

4(B) MUNICIPAL SERVICES ... cont'd

- District
Responsi-
bility
- 4.7 Piped water supply, sanitary sewers, storm sewers, electricity, gas and telephone are generally necessary services for the proper functioning of urban areas. As such, they are essential considerations in determining the location and phasing of growth. The supply and distribution of water, and the provision of a trunk sewage collection system and sewage treatment facilities is the responsibility of the District Municipality.
- Other
Services
- 4.8 Electricity, gas and telephone services can be provided to urban communities by the appropriate agencies without any foreseeable difficulties and they do not pose limitations for the future form of urban expansion. At the same time, Council recognizes the need to keep the agencies informed as more detailed planning proceeds, to assist them in their own planning. This is particularly important with regard to identifying the requirements for new rights-of-way so that route alternatives can be assessed well in advance of need.
- Provision
Of
Services
- 4.9 It is a policy of this Plan that the cost of urban services namely:
- i) the collection and disposal of sewage and land drainage;
 - ii) the collection and removal of ashes or garbage or other refuse;
 - iii) street lighting and/or
 - iv) the provision and distribution of an adequate supply of water,
- shall be in accordance with the District Municipality of Muskoka Act.
- Partial
Services
- 4.10 Where partial services are in operation or proposed, development shall be conditional on the suitability of the development area for adequate waste disposal systems, as determined by the Ministry of the Environment.

(C) URBAN RESIDENTIAL POLICIES

- 4.11 It is a policy of this Plan that the following policies and minimum standards shall apply, not to be further reduced in the Secondary Plans:
- Type 4.12 Development shall be limited to single-family detached dwellings except where full or partial municipal services are available, a controlled number of multiple dwelling units, including walk-up apartments, may be considered. The types of dwellings permitted shall be determined by each Area Municipality as part of its Secondary Plan.
- Lot Size 4.13 In urban areas, the minimum lot size shall be 0.4 hectares (1 acre) and the minimum lot frontage shall be 61 meters (200 feet) where full municipal services are not available. Development of unserviced lands shall only be permitted by consent and not by plan of subdivision provided it can be considered as genuine infilling and not the extension of a built-up area. Where full or partial municipal services are available, development may be by consent or plan of subdivision and the minimum lot area and the minimum lot frontage shall be as set out in the applicable area zoning by-law.
- Density Single Family 4.14 The maximum residential density for single-family or semi-detached residential areas shall not exceed six (6) dwelling units per gross acre (0.4 hectares) with full municipal services.
- Density Multiple Family 4.15 The maximum residential density for multiple dwelling units shall not exceed fifteen (15) units per gross acre (0.4 hectares) with full municipal services.
- Density Apartments 4.16 The maximum residential density for apartment units shall not exceed twenty-five (25) units per gross acre (0.4 hectares) with full municipal services.
- Ratio 4.17 No less than 50% of the number of dwelling units in any plan of subdivision shall be single-family or semi-detached residential units.

4(C) URBAN RESIDENTIAL POLICIES ... cont'd

- Assistance Programs 4.18 It is a policy to encourage in any plan of subdivision, a limited number of single-family and multiple family dwellings that qualify for Provincial and Federal Government Financial Assistance.
- Mobile Home Prohibition 4.19 An Area Municipality may prohibit the location of mobile homes in that municipality or in a particular part of that municipality.
- Mobile Home Definition 4.20 A mobile home, for the purposes of this Plan is a 'single-wide' factory built, single family dwelling which is designed to be transported and connected to service utilities so as to be suitable for long-term occupancy. For the purposes of this Plan, a 'double-wide' unit shall be considered to be a conventional single family dwelling.

(D) URBAN COMMERCIAL POLICIES

- General Policies 4.21 Urban commercial uses shall be primarily restricted to the approximate locale of the existing central business area which should remain as compact as possible in order to serve the pedestrian most effectively. New development should be planned as an extension of the existing business area or as an infilling process to the existing business area and it should not be allowed to infiltrate unnecessarily into adjoining residential areas.
- Decentralization 4.22 However, in the urban areas of the Towns of Gravenhurst, Bracebridge and Huntsville, it may be necessary to decentralize the commercial function. Such decentralization may take the form of a group of 3 or more retail establishments housed in the same building. Such commercial development shall have regard to the policies which pertain to the major commercial developments. Each proposal shall be assessed on its merits and a Master Plan shall be prepared as required in Section 8E of this Plan.

4(D) URBAN COMMERCIAL POLICIES ... cont'd

- Definition 4.23 For the purposes of this Plan, a major commercial development is a commercial development covering at least 4 hectares (10 acres) of land in total, or with at least 4,630 square meters (50,000 square feet) of gross commercial floor area.
- Locations 4.24 New major commercial development shall be located only in the Urban Areas.
- Market Impact Study 4.25 Prior to the approval of a proposed major commercial development, and if required by District Council, a market impact study shall be prepared by the proponent to the satisfaction of the Area Municipality and the District which contains at least the following information:
- i) regional economic and transportation impact;
 - ii) anticipated trade area affected, and
 - iii) anticipated impact of the development on existing commercial enterprises which draw business from the affected trade area.
- Viability 4.26 No proposed major commercial development will be approved unless the market impact study indicates sufficient potential business to support both the proposed major commercial development and existing commercial enterprises in the affected trade area.
- Future Areas 4.27 Areas for future major commercial development may be designated by the Area Municipality as part of its Secondary Plan. New development shall be subject to site plan control under Section 35a of The Planning Act.
- Trailer Camps 4.28 Trailer camp development is not to be permitted in the Urban Area.

(E) URBAN INDUSTRIAL POLICIES

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|--------------------|------|--|
| Incentive Programs | 4.29 | It is recommended that the Provincial and Federal governments re-establish Muskoka as a designated area under Federal and Provincial Industrial Incentive Programs. |
| Home Industry | 4.30 | Home industries and occupations will be subject to the policies for residential development rather than through the policies for industrial development. |
| Future Areas | 4.31 | Areas for future industrial development may be designated by an Area Municipality as part of its Secondary Plan. New development shall be subject to site plan control under Section 35a of The Planning Act and a Master Plan shall be prepared as outlined in Section 8E of this Plan. |
| Environment | 4.32 | In any industrial proposal where plant process water is to be removed from or returned to a waterbody, all policies for industrial development established by the Ministry of the Environment and Environment Canada, shall prevail. |
| Purchase & Zoning | 4.33 | Designated areas may be purchased by the Area Municipality and/or designated for future industrial development in a Restricted Area (Zoning) By-law of the Area Municipality in order to minimize delays for a prospective industry. |
| Parking | 4.34 | Adequate off-street parking and loading facilities shall be provided for all permitted uses. |

PART 5

RURAL

(A) GENERAL POLICIES

Areas

- 5.1 Rural Areas shall include all of the Muskoka Planning Area, except for 'Urban Areas' and 'Waterfront Areas'. Rural Areas shall include all rural villages and hamlets designated in Schedule A.

Water Supply

- 5.2 Water supply in rural areas is a critical concern and therefore, new development should only be permitted to occur in areas where a sufficient supply of potable water is available.

Hydrology Study

- 5.3 It is a policy of this Plan that a preliminary hydrology report will be required for a subdivision in a rural area prior to draft plan approval. A complete hydrology report, prepared by a professional engineer, shall be required for any such subdivision prior to final plan approval.

Proof

- 5.4 In the case of consents in rural areas, where there are known water shortages, proof of an adequate water supply to the Ministry of the Environment standards must be provided prior to the finalization of the consent application.

Seasonal Residential

- 5.5 It shall be a policy of this Plan to permit seasonal residential development in the rural area subject to the policies contained in Part 6, Section D.
- 5.6 No proposed development shall be approved on any standing waterbody of less than 50 hectares (125 acres) unless, in the opinion of the Ministry of the Environment and Ministry of Natural Resources, the waterbody is capable of sustaining the proposed development. Such development shall be subject to all policies for waterfront development in Part 6 of this Plan.

(B) RURAL RESIDENTIAL POLICIES

General Policy

- 5.7 Low-density, single-family residential development may be permitted in the Rural Areas by consent of the Land Division Committee subject to the provisions of the policies of "Consent". The Rural designation of land is not necessarily a permanent designation and wherever it is applied, the main purpose is to prevent uncontrolled development.

5(B) RURAL RESIDENTIAL POLICIES ... cont'd

- Density 5.8 The Area Municipality shall, as part of its Secondary Plan, establish the density of development permitted in Rural areas, excluding villages and hamlets. Such density shall not exceed an average of 15 residences in any 1.609 kilometers (1 mile) of road.
- Hamlet Density 5.9 The Area Municipality shall, as part of its Secondary Plan, designate villages and hamlets where the density of development may be increased.
- Residential Development 5.10 Single-family dwellings only shall be permitted except where communal water and/or sanitary sewage systems are provided in permitted locations, in which case the types of dwellings permitted shall be determined by each Area Municipality as part of its Secondary Plan.
- Lot Size 5.11 All lots shall each be at least 0.4 hectares (1 acre) with a minimum frontage of 61 meters (200 feet). The provisions of 6.21 shall also apply.
- An Area Municipality may require a larger minimum frontage and lot size for that municipality or for a particular part of that municipality.
- Locations 5.12 Any future subdivisions, with the exception of Estate Residential subdivisions, shall be encouraged to locate on suitable sites within designated hamlets and villages, subject to Secondary Plan and/or Area Municipal policies, rather than be scattered throughout the Rural Areas. Large scale subdivisions shall be discouraged in Rural Areas.

(C) HAMLET POLICIES

- Uses Permitted 5.13 In those areas designated by this Plan as Hamlets, the predominant use of land shall be for residential purposes within the confines of small rural settlement. Other permitted uses shall include a limited amount of institutional and small scale commercial and industrial development designed to serve the hamlet and surrounding area, provided they are compatible with the overall character of the area.

5(C) HAMLET POLICIES .. cont'd

- Individual
Services
- 5.14 All development shall be on the basis of individual wells and septic tank systems to the satisfaction of the appropriate authority. However, as the population of the hamlet warrants, the installation of partial services may be considered.
- Form Of
Develop-
ment
- 5.15 Future development of hamlets in excess of 5 lots at any one time should be accomplished by registered plan of subdivision. Otherwise, hamlets should develop slowly by consent, either as infilling or adjacent to and as a natural expansion of the existing built-up area. Future development will be encouraged in depth, rather than in strip along the main roads and provision shall be made in appropriate locations to have access from the main road to a second or third tier of lots.
- Future
- 5.16 Where existing lots have the potential for development or redevelopment on a more comprehensive scale, proposed severances which would have the effect of impeding potential points of access and further fragmenting land ownership, may be refused.
- Scale
- 5.17 The scale of new development in hamlet areas shall generally be such that no significant demand for additional Municipal or District services is created.
- Community
Needs
- 5.18 Existing institutions within the hamlets including churches, schools, post offices and meeting halls should be retained where possible to fulfill present and anticipated needs and to promote community spirit.
- Residen-
tial
- 5.19 Residential development shall occur only in the form of single-family detached dwellings or an apartment affiliated with a retail establishment in hamlet areas in order to protect against the contamination of the water supply. However, in areas where an adequate water supply is available, semi-detached and duplex buildings may be permitted and shall be in separate zone classifications. Other forms of multiple and medium density dwellings or mobile homes shall not be permitted.

5(C) HAMLET POLICIES ... cont'd

- Commercial 5.20 Commercial uses should be grouped with existing retail establishments to form a central commercial core. Large retail commercial uses not associated with the core and which do not primarily serve the hamlet and surrounding rural area shall be discouraged.
- Industrial 5.21 New industrial uses shall not be permitted in areas which are, or have potential for development predominantly residential in nature, but will be encouraged to locate among other industrial uses or in areas where the adverse affects on surrounding land will be minimized.
- Zoning 5.22 Commercial and industrial uses in hamlets shall each be placed in a separate zone classification and adequate off-street parking and loading/unloading facilities shall be provided. An adequate buffer in the form of planting and/or screening shall be provided where commercial or industrial uses abut a residential use.
- Incompat- 5.23 Uses considered to be obnoxious by reason of noise, odour, dust, fumes, vibration, inappropriate lighting ible or signs, refuse matter, or waste, hazards, invasion Uses of privacy, unnecessary overshadowing interference with radio and television reception, unsightly appearance, unsightly outside storage or display, or other incompatible features, shall not be permitted in hamlet areas.

(D) MOBILE HOME POLICIES

- 5.24 It is the policy of District Council that:
- Definition A mobile home, for the purposes of this Plan, is a 'single-wide' factory built, single-family dwelling which is designed to be transported and connected to service utilities so as to be suitable for long-term occupancy. For the purposes of this Plan, a 'double-wide' unit shall be considered to be a conventional single-family dwelling.

5(D) MOBILE HOME POLICIES ... cont'd

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|---------------------------|------|---|
| Area Prohibition | 5.25 | An Area Municipality may prohibit the location of mobile homes in that municipality or in a particular part of that municipality. |
| Location | 5.26 | If permitted by an Area Municipality, mobile homes may be located on individual lots and/or in mobile home parks. |
| Individual Homes | 5.27 | Individual mobile homes shall be located on lots which meet the standards established for Rural Residential Development. |
| Location | 5.28 | Individual mobile homes and mobile home parks shall be encouraged to locate on suitable sites in and immediately adjacent to designated hamlets and villages, subject to Secondary Plan and/or Area Municipal policies, rather than be scattered throughout the Rural Areas. |
| Mobile Home Park Policies | 5.29 | Proposed mobile home parks where permitted by the Area Municipality shall be subject to the following standards: <ul style="list-style-type: none">i) travel trailers and other recreational vehicles shall not be permitted in a mobile home park as dwellings;ii) a piped water and sanitary sewage system shall be provided by the park owner which is designed and constructed to the satisfaction of the Ministry of the Environment;iii) the maximum permitted density shall be six dwellings per gross acre (0.4 hectares) to a maximum of fifty (50) dwellings;iv) the proposed park shall be reviewed by the relevant school board(s) with regard to school busing and school facilities;v) the proposed park shall be designed so as to preserve natural features and existing vegetation, especially trees, to the greatest possible extent; |

5(D) MOBILE HOME POLICIES ... cont'd

- vi) the proposed site shall be subject to the policies for "Areas of Use Limitation" in Part Three C;
- vii) the proposed site shall be subject to the policies for "Conservation Area" in Part Three E;
- viii) the proposed site shall be compatible with other land uses in the vicinity. Mobile home parks will be discouraged adjacent to major highways, railway tracks, sand and gravel operations, airport runways, industries, farm husbandry operations, sanitary land fill sites, or any use which produces heavy traffic, high noise levels, or noxious fumes. In addition, the proposed site shall include an open space buffer of 61 meters (200 feet) around the entire perimeter of the site, including an adequate visual buffer;
- ix) the proposed site shall front on a travelled public road with the capacity to handle the anticipated additional traffic;
- x) the proposed site shall be subject to the policies for "Road Entrances in Part Seven B;
- xi) design standards for mobile home parks may be established by an Area Municipality as part of its Secondary Plan.

(E) ESTATE RESIDENTIAL POLICIES

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|------------|------|--|
| Definition | 5.30 | Rural Estate residential development is a planned low-density development characterized by large non-farm individual lots. The objective of the development is to create a distinctly rural atmosphere, with a minimum disturbance of the natural setting, appealing to those people not wishing to live in a built-up area yet not desirous of economically viable farming. The development, while oriented economically toward a nearby urban centre, is connected to a minimum of urban services. |
| Standards | 5.31 | Estate residential development by plan of subdivision may be permitted on large lots in the rural areas. Such development shall be limited to single-family dwellings situated on lots having a minimum area of 2.0 hectares (5 acres). |

5(E) ESTATE RESIDENTIAL ... cont'd

Estate Residential areas will have one or more of the following:

- i) proximity to wooded stream valley;
- ii) proximity to natural or artificial body of water;
- iii) proximity to special land forms and wooded areas;
- iv) proximity to, or location on, a height of land; and
- v) location on rolling land with varying elevations and vistas.

The standards of Estate Residential Development by plan of subdivision shall be developed by the Area Municipality as part of its Secondary Plan.

(F) SEASONAL TRAILER CAMPS AND PARKS

Lot Size	5.32	Seasonal Trailer Camps and Parks shall be permitted in the Rural Areas provided the minimum lot area shall be 4 hectares (10 acres) and the minimum lot frontage 90 meters (300 feet).
Standards	5.33	The Area Municipality shall establish the standards for seasonal trailer camps and parks through their Secondary Plans, the provisions of The Municipal Act, and their zoning by-laws.
Site Plan Control	5.34	All development of a seasonal trailer camp and park shall be by site plan under Section 35a of The Planning Act.
	5.35	Area Municipalities shall be encouraged to adopt regulatory by-laws for the control and licensing of Tent and Trailer Parks.
Park Standards	5.36	i) The uses permitted shall be limited to seasonally operated tent and trailer parks for such uses as tents and recreational vehicles and accessory facilities such as docks, and convenience stores catering to the day-to-day needs of the tourists.

5(F) SEASONAL TRAILER CAMPS AND PARKS ... cont'd

- ii) The minimum campsite area shall be 230 square meters (2,500 square feet) with a minimum lot frontage of 15 meters (50 feet). Each campsite lot shall have a minimum of 1.5 meter (5 feet) buffer area on rear and side yards.
- iii) Tent and trailer parks should, wherever possible, be located on waterfront property or have access to such within a reasonable walking distance and be based on 3 meters (10 feet) of waterfront for each tent or trailer site.
- iv) Tent and trailer parks shall conform to all provisions of the municipality's trailer by-law, passed under the authority of The Municipal Act.
- v) Buffer planting, 30 meters (100 feet) in depth, or screening 1.8 meters (6 feet) in height, shall be provided between the tent and trailer park and any adjacent residential areas, and such buffer planting or screening shall include the provision of grass strips, berms, screening and appropriate planting of trees and shrubs.
- vi) Tent and trailer parks shall be located in such a manner that the road pattern provides for the adequate movement of vehicular traffic. Access points to parking areas shall be limited in number and designed in such a manner that the danger to vehicular and pedestrian traffic will be minimized. All uses shall provide for adequate on-site parking facilities.
- vii) All sewage disposal or handling systems and water supply systems to be installed shall be approved by the Ministry of the Environment.

(G) RURAL COMMERCIAL POLICIES

General

Commercial 5.37
Development

It is a policy of District Council to accommodate new commercial facilities.

Criteria

5.38

Locational and use criteria for commercial development shall be established by the Area Municipality as part of its Secondary Plan. New development shall be subject to site plan control under Section 35a of The Planning Act.

5(G) RURAL COMMERCIAL POLICIES ... cont'd

Ministry
Of
Environment

5.39 A proposed site for future rural commercial development shall satisfy the requirements of the Ministry of the Environment as being suitable for adequate water supply and waste disposal systems.

(H) TOURIST COMMERCIAL POLICIES

Tourist
Commercial
Development

5.40 It is a policy of District Council to support the continued operation of existing tourist commercial operations and the establishment of new tourist commercial operations on suitable sites, subject to the following commercial development policies.

Uses

5.41 Tourist commercial uses shall include the full range of commercial facilities that principally serve the tourist trade. Such uses as lodging facilities, hotels, motels and resorts, recreation facilities, golf courses, parks and facilities related to the boat traffic such as marinas, docks and other services. Buildings, or other items of historic interest, institutional uses such as museums and related facilities shall also be permitted.

Location

5.42 The municipalities shall endeavour to concentrate tourist commercial uses into coherent groupings providing a variety of services in key locations in the Planning Area.

Accessi-
bility

5.43 Tourist commercial uses shall be located so that they are readily accessible to tourist traffic either by water or by road, wherever possible without passing through residential areas in order to avoid disruption of the normal activities of the Planning Area.

Services

5.44 Tourist commercial facilities will generally be on private sewer and water services. Approval of the Ministry of the Environment shall be required before any development is allowed to proceed.

Accessory
Residential

5.45 Residential dwellings shall be permitted on tourist commercial properties for use by either the owner or operator or employees of such establishments. Approval of the Ministry of the Environment must be obtained for private sewer and water systems for such dwellings.

5(H) TOURIST COMMERCIAL POLICIES ... cont'd

- Year-Round Facilities 5.46 Tourist commercial facilities and related accessory dwellings that are in use throughout the year must be located within a reasonable distance of a municipal road that is maintained year round. In such cases, where year round access is not available and the landowner wishes to maintain his operation or dwelling on a year round basis, then such services may be provided by the municipality on such terms as the Council may deem as equitable.
- Environment 5.47 In reviewing applications for tourist commercial development, councils and Planning Board should especially have regard to the protection of the natural environment, the open space character and the scenic qualities of the area.
- Screening 5.48 Tourist commercial uses shall be adequately buffered, by distance and by sight and sound screening from any nearby accessory agricultural, seasonal, or non-farm permanent residence.
- Future Areas 5.49 Areas for future tourist commercial development may be designated by an Area Municipality as part of its Secondary Plan. New development shall be subject to site plan control under Section 35a of The Planning Act.
- (I) RURAL INDUSTRIAL
- Locational Criteria 5.50 Locational criteria for future industrial development may be established, in addition to these policies, by the Area Municipality as part of its Secondary Plan. New development shall be subject to site plan control under Section 35a of The Planning Act.
- Water & Water Systems 5.51 A proposed site shall meet the requirements of the Ministry of the Environment as being suitable for adequate water supply and waste disposal systems.
- Aggregate Resources 5.52 The Area Municipality shall designate in its Secondary Plan, areas of existing and known future aggregates. Policies regulating the development and extraction of such aggregates shall also be developed as part of the Secondary Plan.

5(I) RURAL INDUSTRIAL ... cont'd

Standards 5.53 In co-operation with the Ministry of Natural Resources, standards for the operation and rehabilitation of pits and quarries may be established by an Area Municipality as part of its Secondary Plan and Restricted Area (Zoning) By-law.

Timber Resources 5.54 The District recognizes the importance of the timber industry to the economy of Muskoka. The District is prepared to co-operate fully with the Ministry of Natural Resources and the industry towards the continuance of economical timber harvesting in a manner consistent with the environmental, recreational and scenic values of Muskoka.

Ministry Of Natural Resources 5.55 The District encourages individuals interest in wood lot management on private lands to consult with the Ministry of Natural Resources.

Advisory Committee 5.56 The District may establish an advisory committee to assist in the development and implementation of effective long term timber management policies on private lands.

(J) AGRICULTURAL

Protection 5.57 The District Council recognizes the marginal suitability of soils in Muskoka for agriculture. It will however seek to protect these few good agricultural areas and viable farming operations whenever possible.

Adjoining Uses 5.58 Any new intensive agricultural operations shall not be located in close proximity to existing non-farm related dwelling unit(s) and similarly that any new non-farm dwelling unit(s) shall not be located in close proximity to existing intensive farming operations.

Code Of Practice 5.59 In all instances, the minimum distance separation provisions of the Agricultural Code of Practice will be used as a guide to minimize such possible land use conflicts.

PART 6

WATERFRONT

- Definition Waterfront areas shall include all land within 150 meters (500 feet) of any standing waterbody of at least 20 hectares (50 acres) and within 150 meters (500 feet) of any river or stream in the Muskoka Planning Area or any lands associated with a suitable waterfront development, except for Urban Areas. Waterfront Areas shall include all waterfront villages and hamlets designated in Schedule A.
- (A) WATER QUALITY
- Water Quality 6.1 The lakes and rivers of Muskoka provide a valuable recreational resource and amenity that District Council wishes to maintain. It is desirable therefore, that all water bodies in the District are maintained at their present level of environmental quality. Any new development must be considered in light of its effect on existing water quality of any lake or river.
- Mandatory Circulation 6.2 Any new development application for seasonal residential, non-farm permanent residential, tourist commercial and tent and trailer park uses, within or partially within 450 meters (1,500 feet) of any water body, will require mandatory circulation by District or the Land Division Committee, to the Ministry of Natural Resources and the Ministry of the Environment and its agents, for their comments.
- Additional 6.3 Notwithstanding the above, any other development applications that, in the view of District Council, may have an effect on a waterbody, will also be circulated to the Ministry of Natural Resources and the Ministry of the Environment and its agents, for their comments.
- Environmental Considerations 6.4 In assessing these applications, the Ministry of Natural Resources and the Ministry of the Environment will give regard to the following policies:
- 6.5 The enrichment status of lakes, inlets and enclosed bays shall be classified as follows:

Enrichment Status	Average Ice Free Chlorophyll 'a' Concentration in mg Per Cubic Meter	Mean Secchi Disc Visibility In Meters
Level 1	2 or less	5 or more
Level 2	5 or less	2 to 5
Level 3	10 or less	1 to 2
Level 4	25 or less	less than 1

- Determina-
tion 6.6 The enrichment status of lakes, inlets and enclosed bays shall be determined to the satisfaction of the Ministry of the Environment.
- Restric-
tion 6.7 No proposed development shall be permitted on lakes, inlets and enclosed bays if the enrichment status is in Level 4, unless the Ministry of the Environment is satisfied that no nutrients from artificial sources will reach the waterbody as a result of the proposed development.
- Change
Of Level 6.8 No proposed development shall be permitted on lakes, inlets and enclosed bays if, in the opinion of the Ministry of the Environment, the anticipated impact of the proposed development on the enrichment status of the affected waterbody would be to cause a change from Level 1 to Level 2, or from Level 3 to Level 4.
- Unaccept-
able
Change In
Waterbodies 6.9 If the enrichment status is in Level 1, Level 2 or Level 3, the District recognizes that each such waterbody is unique and must be examined in terms of a specific development proposal. Therefore, no proposed development shall be permitted on lakes, inlets and enclosed bays if, in the opinion of the Ministry of the Environment in conjunction with the Ministry of Natural Resources, the anticipated impact of the proposed development on the affected waterbody would be to cause an unacceptable change.

6(A) WATER QUALITY ... cont'd

Vacant
Lots 6.10 In determining the anticipated impact of the proposed development on the affected waterbody, the Ministry is requested to assume that each existing vacant lot has one residential dwelling.

Less Than
125 Acres 6.11 No proposed development shall be approved on any standing waterbody of less than 50 hectares (125 acres) unless, in the opinion of the Ministry of the Environment and the Ministry of Natural Resources, the waterbody is capable of sustaining the proposed development.

Cottage
Programme 6.12 The District strongly supports the Cottage Pollution Control Programme of the Ministry of the Environment, and recommends that priority be given to waterbodies found to be in Level 4.

(B) RIVERS AND STREAMS

Building
Setback 6.13 Each Area Municipality shall establish a minimum building setback of 20 meters (66 feet) from the controlled or normal high water mark of the river or stream for all structures including individual sewage disposal systems, except for docks, boat-houses and pumphouses.

Alteration 6.14 No alteration or improvement of the river or stream bed, bank or floodplain shall be permitted without the permission of the Ministry of Natural Resources.

Area
Policies 6.15 An Area Municipality may establish policies regarding the density of development on rivers and streams as part of its Secondary Plan.

6.16 The District will maintain close contact with the Ministry of Natural Resources with regard to the development of policies for rivers and streams.

(C) BOATING REGULATIONS

Area
Matter ✱ 6.17 An Area Municipality may establish boating regulations in collaboration with the affected residents and with the Federal and Provincial Governments.

(D) WATERFRONT RESIDENTIAL POLICIES

1: General

- Waterfront Villages & Hamlets 6.18 Development in waterfront villages and hamlets shall be in accordance with Section 5C as well as the above policies respecting water quality.
- Permanent Potential 6.19 It is a policy of District Council to consider all proposals for consents or subdivision in waterfront areas where the lot or lots front on a public road maintained year-round, to have potential for permanent residential use. Such proposals shall comply with the residential policies of this Section.
- Dwellings 6.20 Single-family dwellings only shall be permitted, except where private communal water and/or sanitary sewage systems are provided in permitted locations, in which case the types of dwellings permitted shall be determined by each Area Municipality as part of its Secondary Plan. No dwelling shall be permitted above a boathouse.
- Lot Size 6.21 All proposed lots on private, individual services shall each be at least 0.4 hectares (1 acre) with a minimum frontage of 61 meters (200 feet) except where, in the case of an individual application for consent, the Council of the Area Municipality is of the opinion that a lesser area or frontage is justifiable, providing such lesser requirements are also authorized by its Committee of Adjustment as a minor variance from the provisions of the Restricted Area (Zoning) By-law affecting the lands or where an amending by-law is processed. Where there are existing dwellings on the proposed lot and the retained portion(s), an exception to the minimum lot size requirement may be made.
- Cluster Development 6.22 An Area Municipality may require a larger minimum frontage and lot size for that municipality or for a particular part of that municipality, and may prohibit backlot development. However, residential cluster development by plan of subdivision may also be considered where useable water frontage is made available for recreational use as part of such subdivision. The ratio of useable water frontage to the number of residential lots shall be determined by the Area Municipality in its Secondary Plan. The Area Municipality may allow for a lesser lot area and/or lot frontage for lots in a residential cluster development.

6(D) WATERFRONT RESIDENTIAL POLICIES - General ... cont'd

- Partial
Communal
Services
- 6.23 Where partial private communal systems are in operation or proposed in permitted locations, the maximum permitted density shall not exceed two dwellings per gross acre (0.4 hectares).
- Full
Communal
Services
- 6.24 Where full private communal systems are in operation or proposed in permitted locations, the maximum permitted density shall not exceed six (6) dwellings per gross acre (0.4 hectares). The actual density permitted will be determined after consideration of:
- i) length and capability of shoreline;
 - ii) proposed or existing recreational facilities;
 - iii) impact on adjacent community facilities, especially public beach facilities; and
 - iv) physical characteristics and shape of the site.
- Communal
Systems
- 6.25 Private communal water and/or sanitary sewage systems may be considered.
- Road
Frontage
- 6.26 Along District Collector Roads and Area Municipal Roads, some or all proposed lots may be required to front on an internal road system which is satisfactory to the Area Municipality.
- Water
Access
- 6.27 In the case of water access to a lot, there shall be adequate private facilities available on a long term basis for car and boat trailer parking, boat storage and boat launching.
- Land
Dedication
- 6.28 It shall be a policy of this Plan, that in plans of subdivision bordering water bodies, the 5% land dedication may include shoreline to be used for public use or communal use and public or communal access to the waterbody. Such lands shall not include swamps or low-lying shoreline nor shall the lands be such that public or communal use is impossible because of excessive slopes, vegetation type and extent or because of any other physical condition that would pre-

6(D) WATERFRONT RESIDENTIAL POLICIES - General ... cont'd

vent or deter recreation use. However, these lands with physical limitations may be designated as open space in addition to the 5% dedication. Alternatively, the Area Municipality may accept cash in lieu.

Mobile Homes 6.29 No mobile homes shall be permitted in Waterfront areas.

2: Seasonal Residential Only Areas

It is a policy of District Council to:

Permitted 6.30 Permit only seasonal residential dwellings in areas where limited municipal services are available.

Seasonal Development Zones 6.31 Encourage the Area Municipalities to designate through zoning by-laws, Seasonal Development Zones which shall permit uses of a seasonal nature only. The Seasonal Development Zones shall not apply to those areas designated as Areas of Use Limitation as defined in Part Three of this Plan.

Conditions 6.32 Permit seasonal dwellings in areas designated as "Seasonal Development Zones" provided that:

- i) the lot for the seasonal dwelling fronts on a public road which is open and maintained only seasonally or abuts a waterbody which has public access where adequate off-street parking and boat docking facilities are provided;
- ii) approval is obtained for a water supply and waste disposal system satisfactory to the Ministry of the Environment;
- iii) the density is such that municipal water and sanitary sewers will not be required in the future;
- iv) the lot size is not less than 0.4 hectares (1 acre) in size and has a minimum water frontage of 61 meters (200 feet), unless detailed waterbody studies indicate a change in the standard;

6(D) WATERFRONT RESIDENTIAL POLICIES - Seasonal Residential Only Areas ... cont'd

- Seasonal Road Maintenance 6.33 Provide no additional municipal services in the seasonal development zone. All persons obtaining building permits and/or consents in this zone, shall be notified of this policy;
- Tax Base 6.34 Encourage seasonal development in areas where it will not create demands on financial resources of the District. In this regard, seasonal development should provide the tax base necessary to cover the cost of road maintenance and any other services provided;
- Conversions 6.35 Conversions to permanent residential use will only be recognized where they conform to the standards specified in the by-law and the building code for permanent dwellings in that location and where services are already provided.
- (E) TOURIST COMMERCIAL
- 6.36 It is the intention of this Plan to support the continued operation of existing tourist commercial operations and the establishment of new tourist commercial operations in suitable sites.
- Existing Tourist Commercial 6.37 The Secondary Plans of each municipality shall designate existing Tourist Commercial, large scale and/or resort developments. Any future tourist commercial proposal shall proceed only by amendment to the Secondary Plan and, if required by District Council, by the use of Section 35a of The Planning Act.
- Major Tourist Commercial 6.38 The uses permitted may include seasonal and/or limited non-farm permanent single-family dwellings, a commercial recreation complex including such uses as a hotel, a motel, lodges, convenience store, cabins and tent trailer camping or a combination thereof. A major Tourist Commercial Development shall provide

6(E) TOURIST COMMERCIAL ... cont'd

facilities for some or all of: skiing, tennis, swimming, golf, boating, riding, snowmobiling, etc., and such facilities shall form an integral part of the development.

- | | | |
|---------------------------------|------|--|
| Master Plans | 6.39 | It is the intention of this Plan that any major tourist commercial development shall be subject to the Implementation Policies, Master Plans, found in Part 8 of this Plan. |
| Permitted Permanent Residential | 6.40 | Permanent residential development will be permitted only if necessitated by the operation of the major Tourist Commercial Development and is accessory to it, and where it can be determined that no additional financial burden will be incurred by the municipality by such development. |
| Minimum Lot Size | 6.41 | All seasonal and accessory permanent single-family dwellings shall be on lots of not less than 0.4 hectares (1 acre). All other permitted development shall take place on lots which are of sufficient size and frontage to satisfy the Ministry of the Environment. |
| Environment | 6.42 | An Environmental Assessment shall be required for major tourist commercial development. |
| Seasonal Trailer Camps & Park | 6.43 | It shall be a policy of this Plan to permit Seasonal Trailer Camps and Parks in the Waterfront area subject to the specific provisions set out in Part 5, Section F and the applicable policies in Parts 3 and 6 of this Plan |

(F) WATERFRONT INDUSTRIAL

- | | | |
|---------------------|------|--|
| Locational Criteria | 6.44 | Industrial development in Waterfront areas shall not be permitted except where, in the opinion of the District, after consultation with the relevant Area Municipality, a waterfront location is essential to the feasibility of the enterprise. |
|---------------------|------|--|

6(F) WATERFRONT INDUSTRIAL ... cont'd

- 6.45 Locational criteria for such future industrial development may be established, in addition to these policies, by the Area Municipality as part of its Secondary Plan. New development shall be subject to amendment of the Secondary Plan and site plan control under Section 35a of The Planning Act.
- 6.46 An Environmental Assessment shall be required for waterfront industrial development.

PART 7

TRANSPORTATION AND UTILITIES POLICIES

(A) DISTRICT ROADS

It is the policy of District Council that:

- Review
of
System
- 7.1 The District will review its road system on a regular basis in co-operation with the Area Municipalities and the Province, and will make additions to or deletions from the system where warranted. Any such changes will not require an amendment to this Plan.
- District
Roads
- 7.2 The District shall endeavour to provide a safe, efficient and convenient system of District roads as illustrated for informational purposes in Schedule D; by maintaining and upgrading the system as funds permit. Alignment alterations or improvements to existing District roads shall not require an amendment to this Plan. However, the construction of a new major District road shall require an amendment.
- MTC
Criteria
- 7.3 Where a District road is to be reconstructed, the width of the right-of-way for the roadway shall be sufficient to meet the design criteria of the Ministry of Transportation and Communications.
- Building
Setbacks
- 7.4 Proposed construction along District roads shall be subject to the standards established by the District in "Recommended Procedures Regarding Building Setbacks on District Road System".
- Signs
- 7.5 Any person wishing to erect on a District road right-of-way:
- i) a private identification sign;
 - ii) a personal direction sign;
 - iii) a commercial identification sign; or
 - iv) a resort area sign,
- shall make application to the District for a permit.

(B) ROAD ENTRANCES

It is the policy of District Council that:

Entrance Permit Require- ment	7.6	No proposed development shall be permitted along a travelled public road unless a road entrance permit for the proposed use is obtainable from the relevant road authority. For the purposes of this Plan, an entrance is any driveway, laneway, private road or other structure or facility constructed or used as a means of access to a travelled public road.
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Provincial Highways	7.7	Along Provincial highways, all proposed entrances shall be subject to the standards of the Ministry of Transportation and Communications.
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Area Municipal Roads	7.8	Along Area Municipal roads, all proposed entrances shall be subject to the standards of the relevant Area Municipality.
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(C) DISTRICT ROADS

Designa- tions	7.9	All District roads will be designated as "Arterial", "Collector", or "Urban", as illustrated for informational purposes in Schedule D.
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Arterial Roads	7.10	For the purpose of this Plan, District Arterial roads are District roads which (1) are expected to carry high volumes of traffic, (2) connect large development centres or generators of substantial traffic and (3) are or will be constructed to standards which should be protected in order to preserve the primary function of the efficient movement of traffic.
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Collector Roads	7.11	For the purposes of this Plan, District Collector roads are District roads which are intended to provide equally for the safe, efficient movement of traffic, and the provision of access to abutting lands.
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Urban Roads	7.12	For the purposes of this Plan, District Urban roads are District roads within Urban Service Areas and within designated hamlets and villages.
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7(C) DISTRICT ROADS ... cont'd

District Standards 7.13 Along District roads, all proposed entrances shall be subject to the standards of the District for "Arterial", "Collector" and "Urban" roads. These standards are set out for informational purposes in Appendix B. Variances to the standards may be permitted by the District Engineer, provided the intent of the standards is maintained.

Existing Lots 7.14 Each existing lot without an entrance at present shall be entitled to one entrance if the proposed entrance conforms with the standards.

Design Standards 7.15 All entrances shall be designed in accordance with standards established by the District.

(D) ORIGINAL SHORE ROAD ALLOWANCES

It is the policy of District Council that:

Support For Closing 7.16 Where original road allowances along or leading to water have been laid out in the original survey of a township or reserved in a patent from the Crown, by-laws passed by Area Municipalities to stop up and sell such road allowances to abutting owners shall be supported by the District, provided that:

i) the portion of the road allowance to be closed has no present or foreseeable future municipal use for public travel, public waterfront areas, public access and portage, or any other municipal purpose;

ii) only the portion of the road allowance above the controlled or normal high water mark is conveyed out of public ownership.

Leasing 7.17 Where no present municipal use exists for a specific portion of such a road allowance but there is a foreseeable future municipal use, such portion may be stopped up and leased only for such length of time not exceeding thirty years as the Area Municipality deems reasonable, provided that only the portion of the road allowance above the controlled or normal high water mark is leased.

(E) PUBLIC TRANSPORTATION

It is the policy of District Council that:

- District
Co-operation
- 7.18 The District is prepared to co-operate fully with senior levels of government and the agencies responsible for providing public transportation services, with the objective of providing the best possible service for the residents of Muskoka.

(F) PUBLIC UTILITIES

It is the policy of District Council that:

- Encroach-
ments
- 7.19 The District recognizes the important auxiliary use of District road rights-of-way for public utilities such as poles, wires, conduits, transformers, pipes and pipelines. Any individual, municipal corporation, commission or company seeking to use or cross a District road right-of-way shall require approval of each encroachment from the District, except for utilities using or crossing a District road right-of-way by right of Federal or Provincial legislation.
- Utility
Lines
- 7.20 New utility lines should be located so as to minimize their social and environmental impact.
- Pipelines
- 7.21 New high pressure pipelines should not be located in areas designated for possible urban development in this Plan or in the Secondary Plan. Where high pressure pipelines must be located in designated areas, the District recommends that they be constructed to a safety standard which permits future development to proceed without significant restrictions.
- Communica-
tions
- 7.22 The District is prepared to co-operate fully with senior levels of government and the agencies responsible for providing communications services, with the objective of ensuring the best possible service for the residents of Muskoka.

PART 8

PLAN IMPLEMENTATION

(A) PLAN COMMENCEMENT

It is the policy of District Council that:

- | | | |
|---|-----|---|
| Commence-
ment | 8.1 | Implementation of this Official Plan shall commence upon its adoption by Council. Neither the Interim Planning Policies nor By-law 76-25 will be recognized by the District for planning purposes, after adoption of the Plan. |
| Plan
Binding | 8.2 | The policies in this Plan shall be binding on the District Municipality, Area Municipalities and all local boards in the Muskoka Planning Area. |
| Capital
Expendi-
tures | 8.3 | Capital expenditures of the District Municipality shall maintain conformity with the policies in this Plan. |
| Conformity
Of Existing
Plans And
By-laws | 8.4 | Section 68.6a of The District Municipality of Muskoka Act, namely: "Every Official Plan and every by-law passed under Section 35 of The Planning Act or a predecessor thereof then in effect in the planning area affected thereby shall be amended forthwith to conform therewith", shall apply only after the Secondary Plan for the relevant Area Municipality has been approved by the Minister of Housing. |
| Interim
Period | 8.5 | Planning Policies established by an Area Municipality for the interim period prior to the adoption of a Secondary Plan shall be recognized by the District if they conform with the District Official Plan. |

(B) REVIEW

It is the policy of District Council that:

- | | | |
|-----------------|-----|---|
| Monitor-
ing | 8.6 | The District will monitor, on a regular basis, activity and change in the Planning Area that will affect the policies of this Plan. Such information shall be made available to all interested parties. |
|-----------------|-----|---|

8(B) REVIEW ... cont'd

Review 8.7 A comprehensive review of this Plan will be undertaken in 1981 and thereafter at five (5) year intervals.

(C) AMENDMENTS

It is the policy of District Council that:

When Considered 8.8 Amendments to the District Official Plan shall be considered at any time, in accordance with The Planning Act.

(D) SECONDARY PLANS

It is the policy of District Council that:

Timing 8.9 Following approval by the Minister of Housing of the District Official Plan, a Secondary Plan shall be prepared for each Area Municipality within a two (2) year period.

8.10 For the purposes of this Plan, a Secondary Plan is a programme and policy covering an entire Area Municipality in the Muskoka Planning Area, which conforms with and elaborates in greater detail on the program and policy of the District Official Plan.

8.11 It is a policy of this Plan that the Area Municipalities shall include the following policy areas within their Secondary Plans:

Secondary Plan Contents i) direction for residential development including the development of communities such as Grassmere, Hillside, Ufford, Bent River. It is not expected that areas such as these will reach the status of "Hamlets" in the lifetime of this Official Plan;

ii) environmental protection, preservation and open space recreation,

iii) commerce and industry;

iv) transportation;

v) municipal servicing;

8(D) SECONDARY PLANS ... cont'd

- vi) examination of Classes i to iv agricultural land;
- vii) community facilities and services;
- viii) waterfront development and lake capacities;
- ix) density and type of residential development in all areas;
- x) mobile homes and mobile home parks;
- xi) rural development;
- xii) caution lands;
- xiii) resort development including locational criteria;
- xiv) municipal finance;
- xv) implementation.

Co-ordination	8.12 The Secondary Plans for the Area Municipalities shall be co-ordinated so as not to produce competition between municipalities with respect to standards of development.
---------------	--

Designation	8.13 The Secondary Plans shall designate existing tourist commercial, major commercial, industrial developments, and large scale developments. Any new such developments shall proceed only by amendment to the Secondary Plan and if required by District Council, by the use of Section 35a of The Planning Act.
-------------	--

District Role	8.14 The District shall: <ul style="list-style-type: none">i) on request, clarify the meaning and intent of any policy in the District Official Plan;ii) identify and attempt to resolve potential points of conflict between the District Official Plan and the programmes and policies being developed by the Area Municipalities for their Secondary Plans;
---------------	---

8(D) SECONDARY PLANS ... cont'd

- iii) make available to the Area Municipalities the staff and technical resources of the District Planning Department; and
- iv) monitor the progress of Secondary Plan work.

Area
Resources

- 8.15 Each Area Municipality may appoint planning advisory committees, advisors and/or consultants in the preparation of its Secondary Plan. The District Planning Department will be prepared, upon request, to work with any such committees, advisors or consultants.

Public
Participation

- 8.16 Each Area Municipality shall hold public meetings and publish information for the purpose of obtaining the participation and co-operation of the residents of the Area Municipality in the preparation of its Secondary Plan.

Adoption

- 8.17 If the Secondary Plan submitted by an Area Municipality conforms with the District Official Plan, the District shall adopt by by-law the Secondary Plan and submit it to the Minister of Housing for approval as an amendment to this Plan.

Resolving
Conflicts

- 8.18 If the Secondary Plan does not conform with this Plan, District Council shall meet with the affected Area Municipality to resolve the conflicts.

Amendment

- 8.19 No amendment to a Secondary Plan which requires an amendment to the District Official Plan shall be adopted without the prior approval of the necessary amendment to this Plan by the Minister of Housing.

Reference
To O.M.B.

- 8.20 The above policies relating to Secondary Plans shall not be construed as interfering with the right of an affected Area Municipality to refer its Secondary Plan to the Ontario Municipal Board, in accordance with The Planning Act.

(E) MASTER PLANS

- 8.21 It shall be a policy of this Plan that, prior to any development deemed to be a major development by the District and the Area Municipality, taking place in the Planning Area, a Master Plan of such development shall be prepared by the applicant/developer. Such Master Plan shall indicate the location of major land uses including the road pattern, the servicing required, the existing condition of any water body to be utilized in the development (if applicable) and the staging of such development. Such Master Plan shall be presented for review by the public, and after taking into consideration the concerns of the public, it shall be considered by both Municipal and District Councils. Development shall not take place until the Master Plan is approved by both Councils. Once approved, development shall only take place in accordance with that Plan.

(F) EXISTING LAND USE

- 8.22 Any land use existing at the date of approval of this Plan that does not conform to the policies of this Plan and the general designations of Schedule A, or to the Land Use Plans and the policies related thereto of the Secondary Plans for each Area Municipality, should, as a general rule, cease to exist in the long run. In special instances however, it may be desirable to permit the extension or enlargement of such non-conforming use in order to avoid unnecessary hardship. It is the intention of this Plan that extensions and enlargements shall be handled through the use of Section 35(21) or Section 42(2) of The Planning Act, R.S.O. 1970, as amended.

1) Section 35(21) of The Planning Act

Section
35(21)

This section applies to any application for the enlargement or expansion of an existing land use which is neither designated in the Official Plan or Area Secondary Plans, nor zoned as a permitted use in the implementing Restricted Area By-laws (hereinafter called a non-conforming use).

Any application, in accordance with Section 35(21) of The Planning Act for the extension or enlargement of a use which is not permitted by the implementing Restricted Area (Zoning) by-laws and which existed at the time of passing of such by-laws shall be dealt with in the following manner:

8(F) EXISTING LAND USE ... cont'd

- Possible
Acquisitions
- i) The District Municipality of Muskoka Planning Board and the Council of the District Municipality of Muskoka and/or the Council of the Area Municipality, shall evaluate the feasibility of acquiring the property concerned at the time of application or possibly at some future date and of holding, selling, leasing or redeveloping the property in accordance with the provisions of The Planning Act. Special attention will be given to the changes for re-establishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions, in accordance with the policies of this Official Plan.
- Amending
By-law
- ii) If acquisition at this time does not appear to be feasible and if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the use, the Councils may consider the passing of an amending Restricted Area By-law pursuant to Section 35(21) of The Planning Act, and such By-law may then be passed without the necessity of amending the Official Plan providing it complies with the following policies:
- Planning
Board &
Council
Consideration
- iii) Prior to making any decision on the application, the Council will refer such application to the Planning Committee for a report on the various aspects of the matter, for the information of Council. The Council, before passing such a By-law shall be satisfied that the following requirements, relevant to the specific application for the extension or enlargement of the use, are or will be fulfilled in order to safeguard the wider interests of the general public.
- a) That the proposed extension or enlargement of the established use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the implementing Restricted Area By-law applying to the area.

8(F) EXISTING LAND USE ... cont'd

- b) That the proposed extension or enlargement shall be in an appropriate proportion to the size of the use established prior to the passing of the implementing Restricted Area By-law.
- c) That an application which would affect the boundary areas of different land use designations on the Land Use Plan or the Secondary Plans will only be processed under these policies if it can be considered as a "minor adjustment", permitted under the flexibility clause of Section 7.1 of the Official Plan without the need for an amendment. Any major variances will require an amendment to the Official Plan.
- d) The characteristics of the existing use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odours, lighting and traffic generating capacity. No amendment to the implementing by-law shall be made if one or more of such nuisance factors will be created or increased so as to add essentially to the incompatibility of the use with the surrounding area.
- e) That the neighbouring uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening appropriate and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed extension or enlargement, and, wherever feasible, be also extended to the established use in order to improve its compatibility with the surrounding area.
- f) That traffic and parking conditions of the vicinity will not be adversely affected by the application, and traffic hazards will be kept to a minimum by appropriate design of ingress and egress points to and from the site and improvement of sight conditions, especially in proximity to intersections.

8(F) EXISTING LAND USE ... cont'd

- g) That adequate provisions have been, or will be, made for off-street parking and loading facilities.
- h) That applicable municipal services such as storm drainage, water supply and roads, etc., are available or can be made available.

Notifica-
tion of
Ratepayers

- iv) It shall be the policy of the Municipalities comprising the District Municipality of Muskoka Planning Area to notify all property owners in the Area affected by each application for the extension or enlargement of a non-conforming use prior to a final decision on the matter, in order to obtain their views.

Council Decision

Council will not pass an amendment to the implementing Restricted Area By-law pursuant to Section 35(21) of The Planning Act, before it is satisfied in regard to the policies contained above.

2) Section 42(2) of The Planning Act

Section
42(2)

Section 42(2) of The Planning Act concerns application to the Committee of Adjustment. The Committee of Adjustment of each municipality, provided the general intent and purpose of the Official Plan and the implementing by-laws are maintained, may authorize minor variances from the provisions of the implementing Restricted Area By-laws.

(G) CURRENT DEVELOPMENT

Future
Develop-
ment

- 8.23 It is the intention of this Plan that all future development shall take place by registered plan of subdivision, land severances by consent of the Land Division Committee, and amendments to local zoning by-laws.

Style of
Develop-
ment

- 8.24 It shall be a policy of District Council that styles of development such as backshore cluster and zero lot line may be considered, subject to site plan control.

8(G) CURRENT DEVELOPMENT ... cont'd

- | | | |
|---|------|---|
| Subdivi-
sion
Approval | 8.25 | The Minister of Housing has delegated the authority to approve subdivisions to the District. All formal applications for subdivision approval should be directed to the District, after consultation with the relevant Area Municipality. |
| Consents | 8.26 | The Minister of Housing has delegated the authority to grant consents to the Muskoka Land Division Committee. All applications for consent should be directed to the Muskoka Land Division Committee. |
| Dedica-
tion | 8.27 | It is a policy of this Plan that upon draft approval of a plan of subdivision, 5% of the total land area of the plan of subdivision, or alternatively cash-in-lieu of, shall be dedicated to the appropriate Area Municipality. |
| <p>It is the policy of District Council that:</p> | | |
| Zoning
By-law
Comments | 8.28 | In its formal review of restricted area (zoning) by-laws and amendments thereto, the District shall comment to the Ontario Municipal Board respecting the conformity of the by-law with this Plan and with subsequent Secondary Plans. |
| Minor
Variances | 8.29 | The District shall review the decisions of Committees of Adjustment respecting the conformity of minor variances with this Plan and with subsequent Secondary Plans. |

PART 9

INTERPRETATION

Boundaries

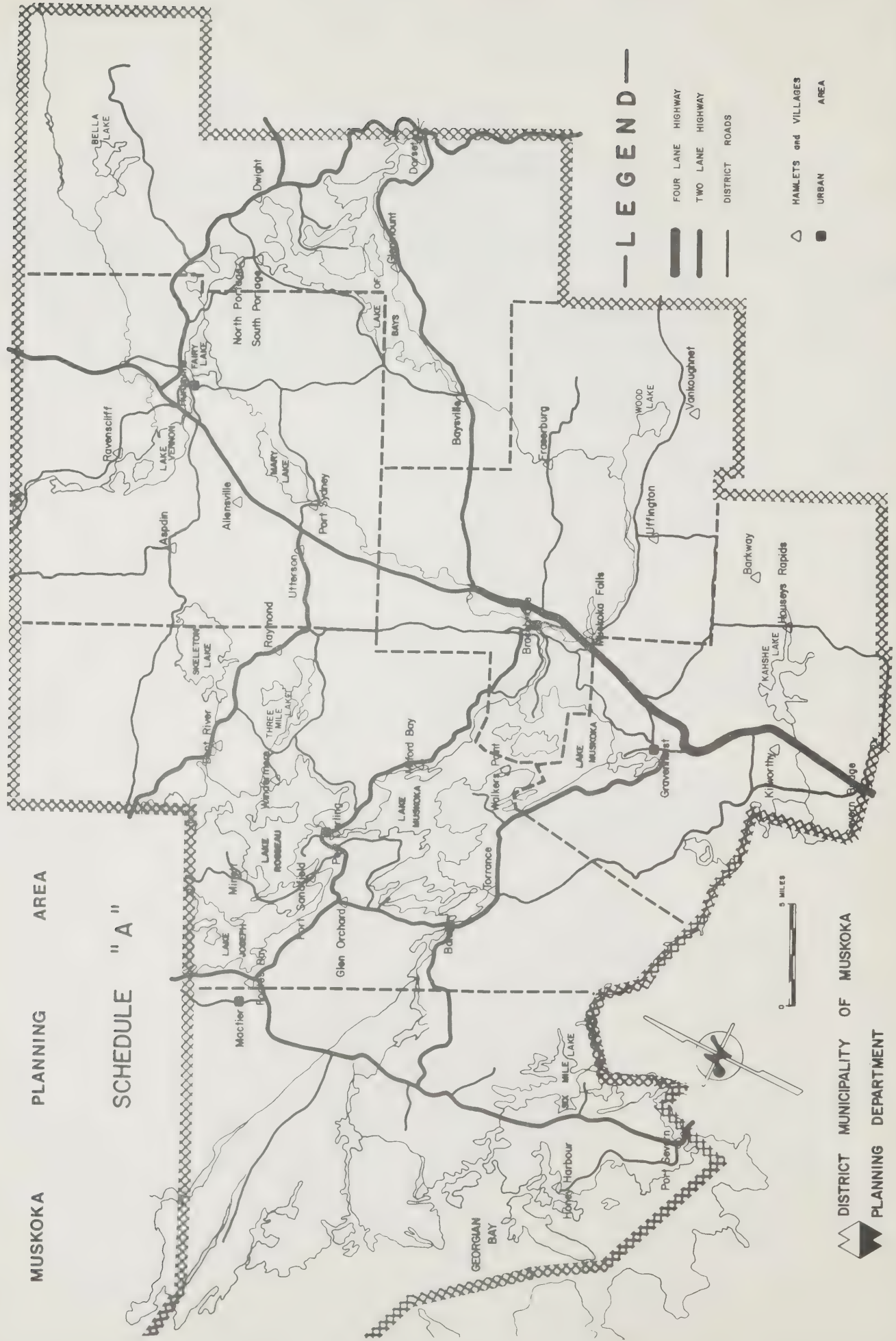
- 9.1 The boundaries described in this Plan and on Schedule "A" are approximate only and not intended to define the exact limits of each such classification except where they coincide with major roads, railway lines, rivers, transmission lines or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to the boundaries for the purposes of the implementation of by-laws will not require amendment to this Plan.

MUSKOKA

PLANNING

AREA

SCHEDULE "A"



—LEGEND—

- FOUR LANE HIGHWAY
- TWO LANE HIGHWAY
- DISTRICT ROADS

- HAMLETS and VILLAGES
- URBAN AREA

DISTRICT MUNICIPALITY OF MUSKOKA
PLANNING DEPARTMENT

BRACEBRIDGE URBAN AREA

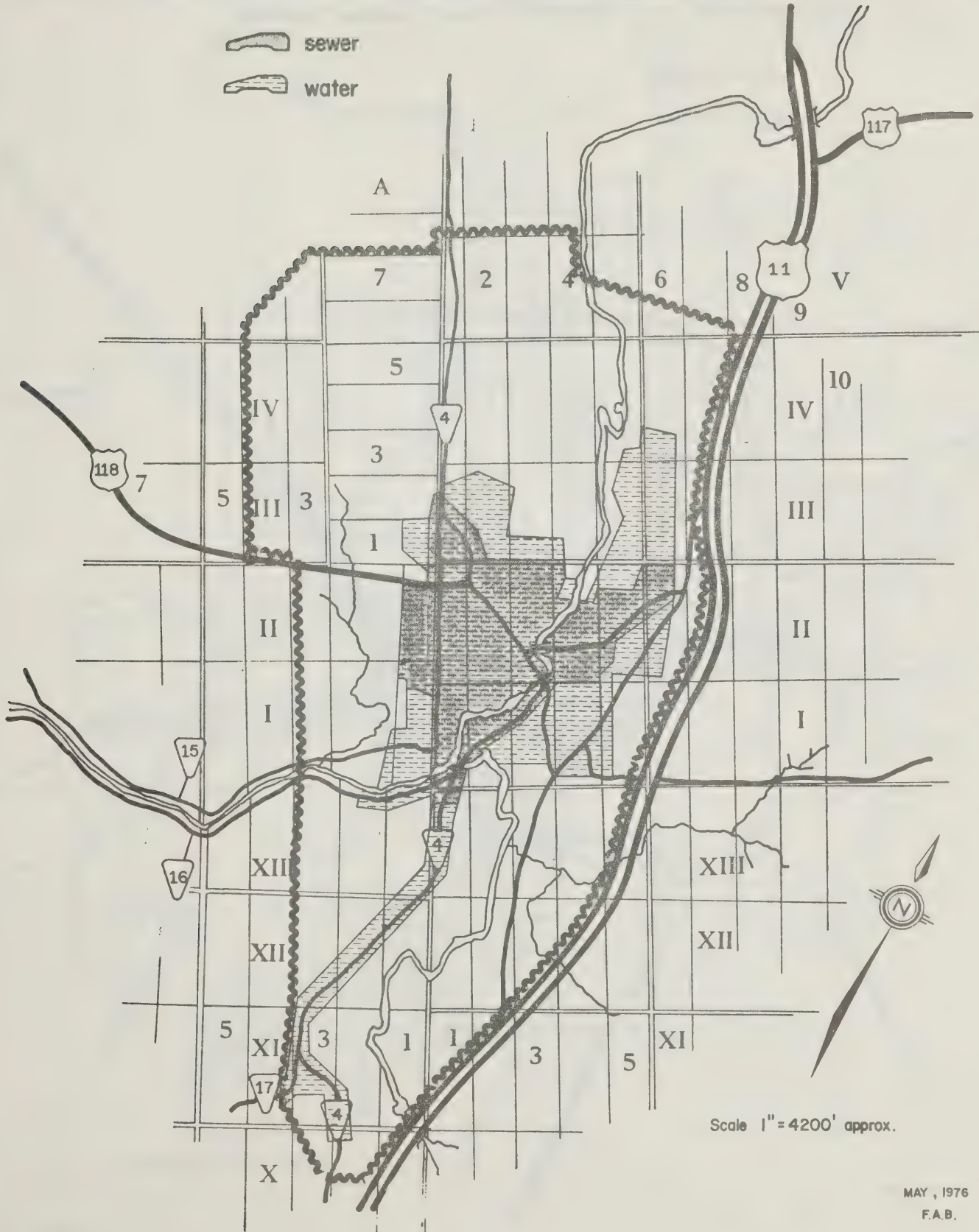
SCHEDULE 'B1'

 URBAN AREA BOUNDARY

 AREA SERVICED AT PRESENT (based on available information)

 sewer

 water



Scale 1" = 4200' approx.

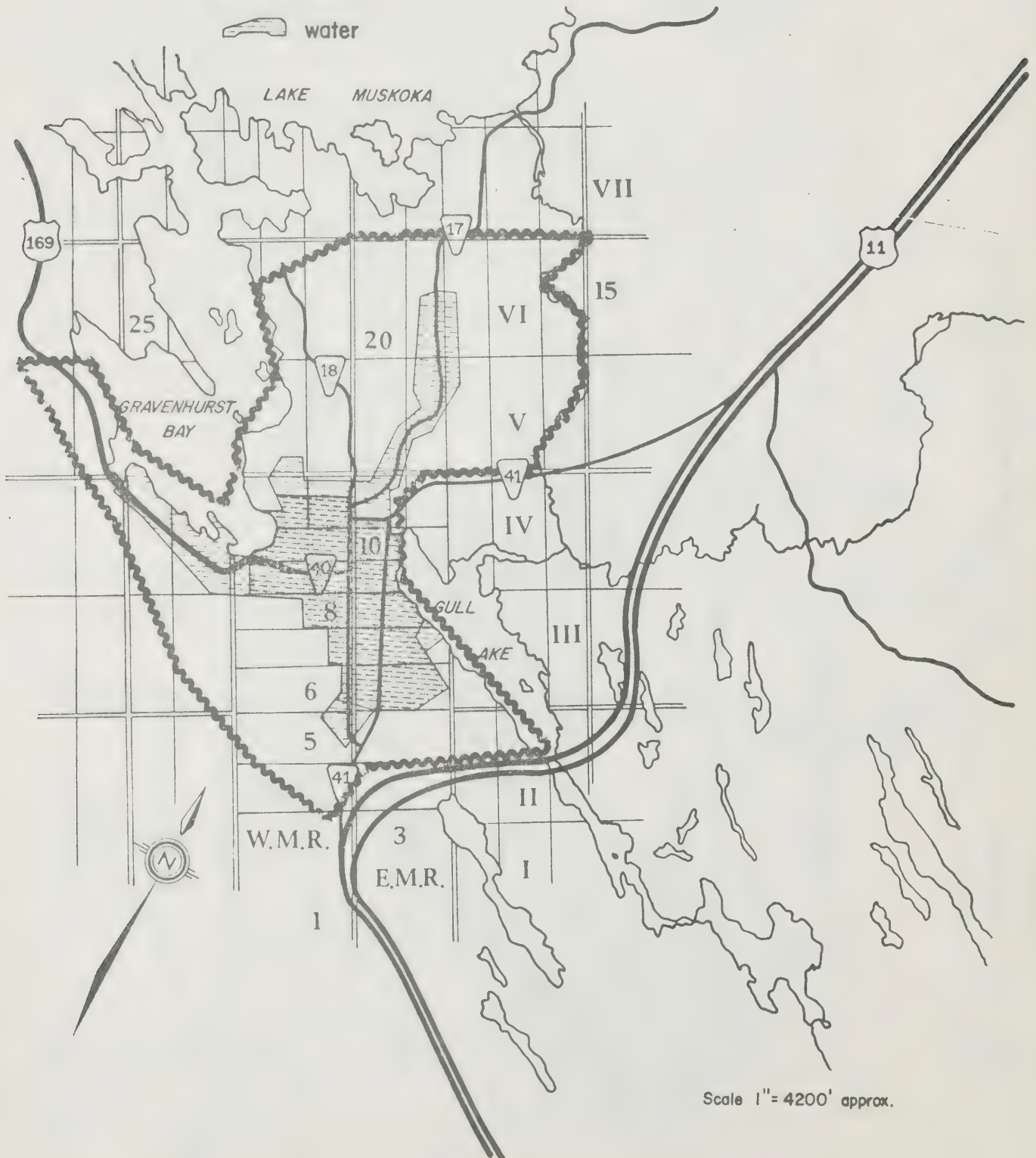
GRAVENHURST URBAN AREA

SCHEDULE 'B2'

~~~~~ URBAN AREA BOUNDARY

▮ AREA SERVICED AT PRESENT (based on available information)

▮ sewer  
▮ water



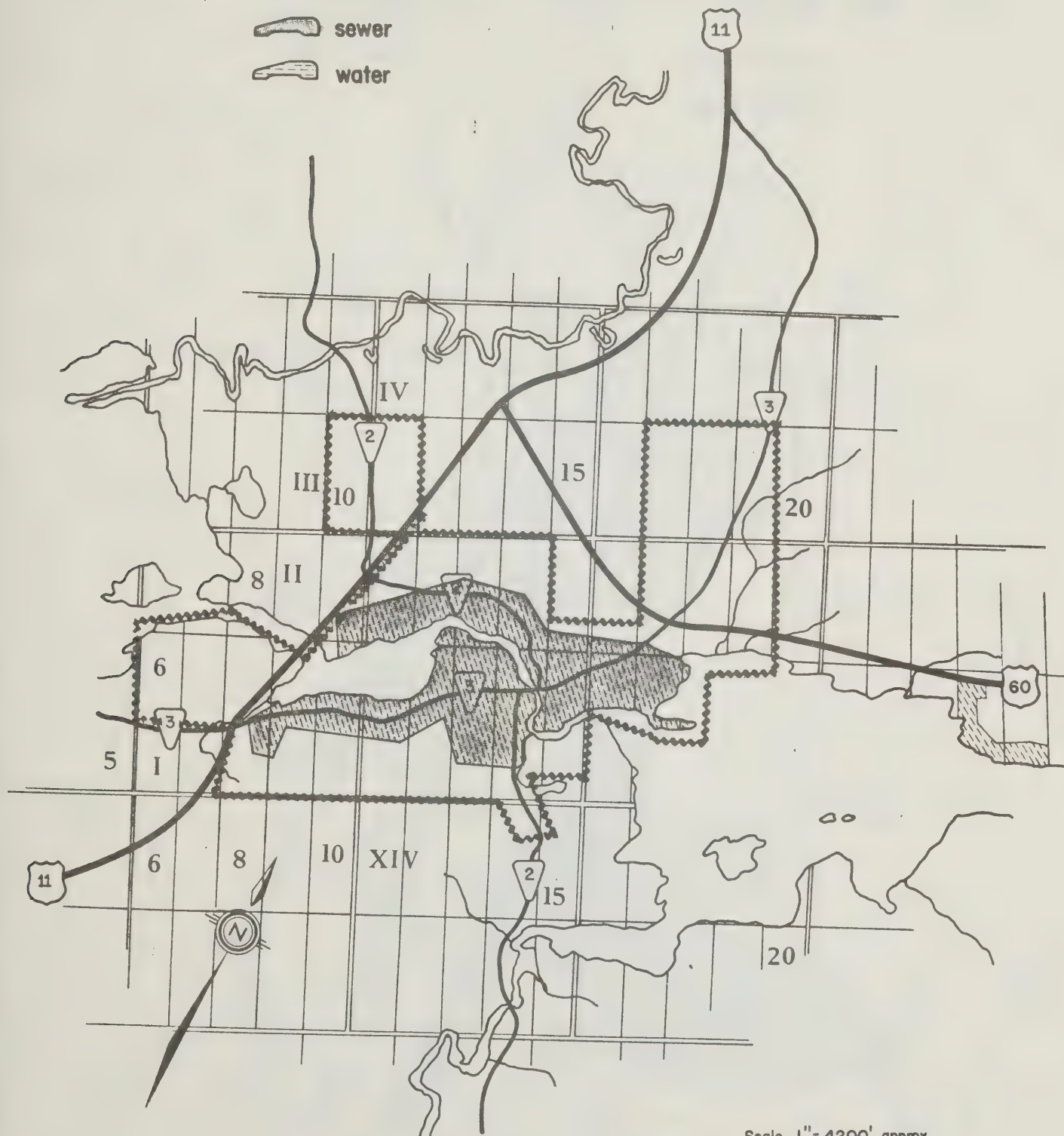
Scale 1" = 4200' approx.



HUNTSVILLE—  
URBAN AREA

 AREA SERVICED AT PRESENT (based on available information)

 water



MAY , 1976  
F.A.B.



# SCHEDULE 'B4'

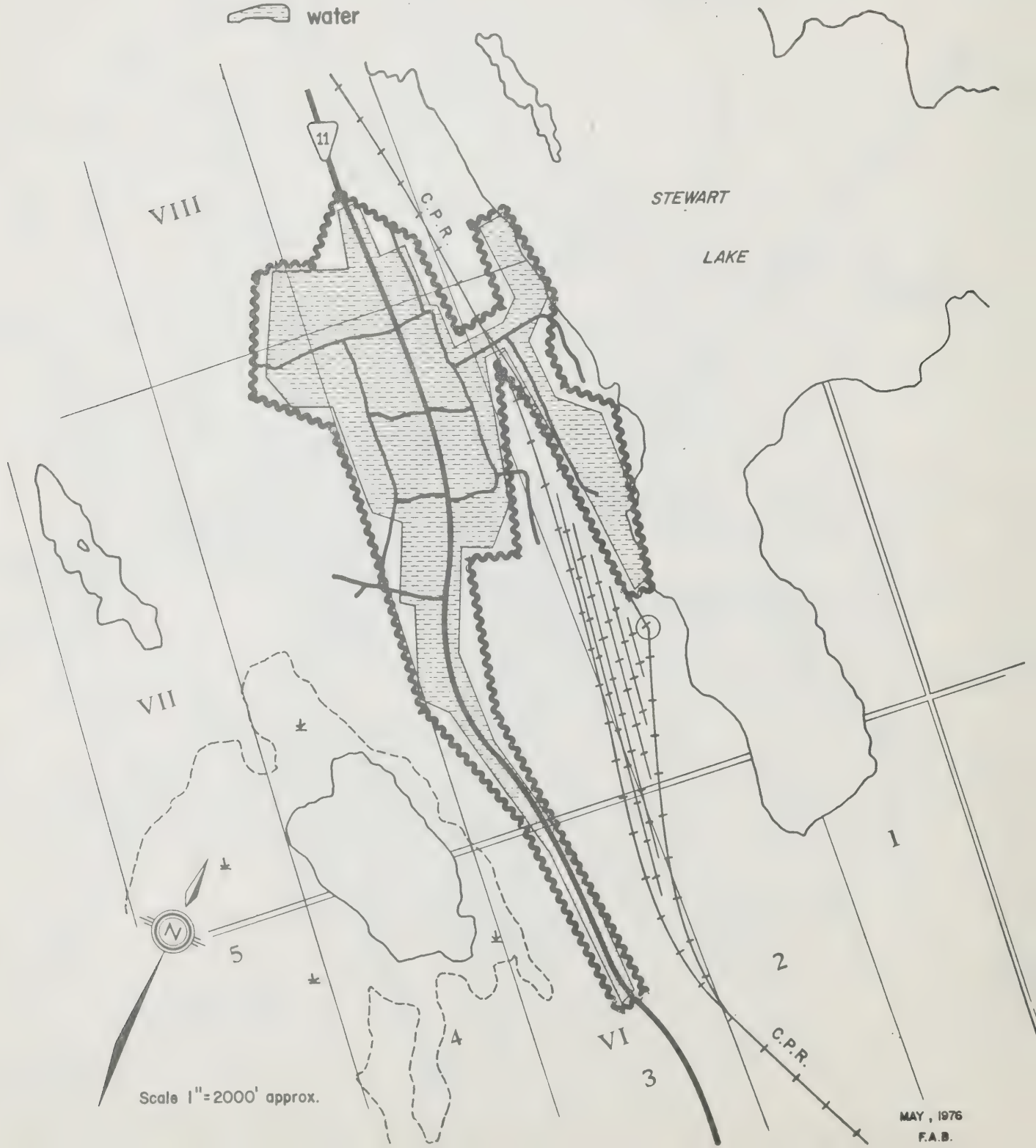
## MACTIER URBAN AREA

~~~~~ URBAN AREA BOUNDARY

▮ AREA SERVICED AT PRESENT (based on available information)

▮ sewer

▮ water



PORT CARLING
URBAN AREA

SCHEDULE 'B5'

~~~~~ URBAN AREA BOUNDARY



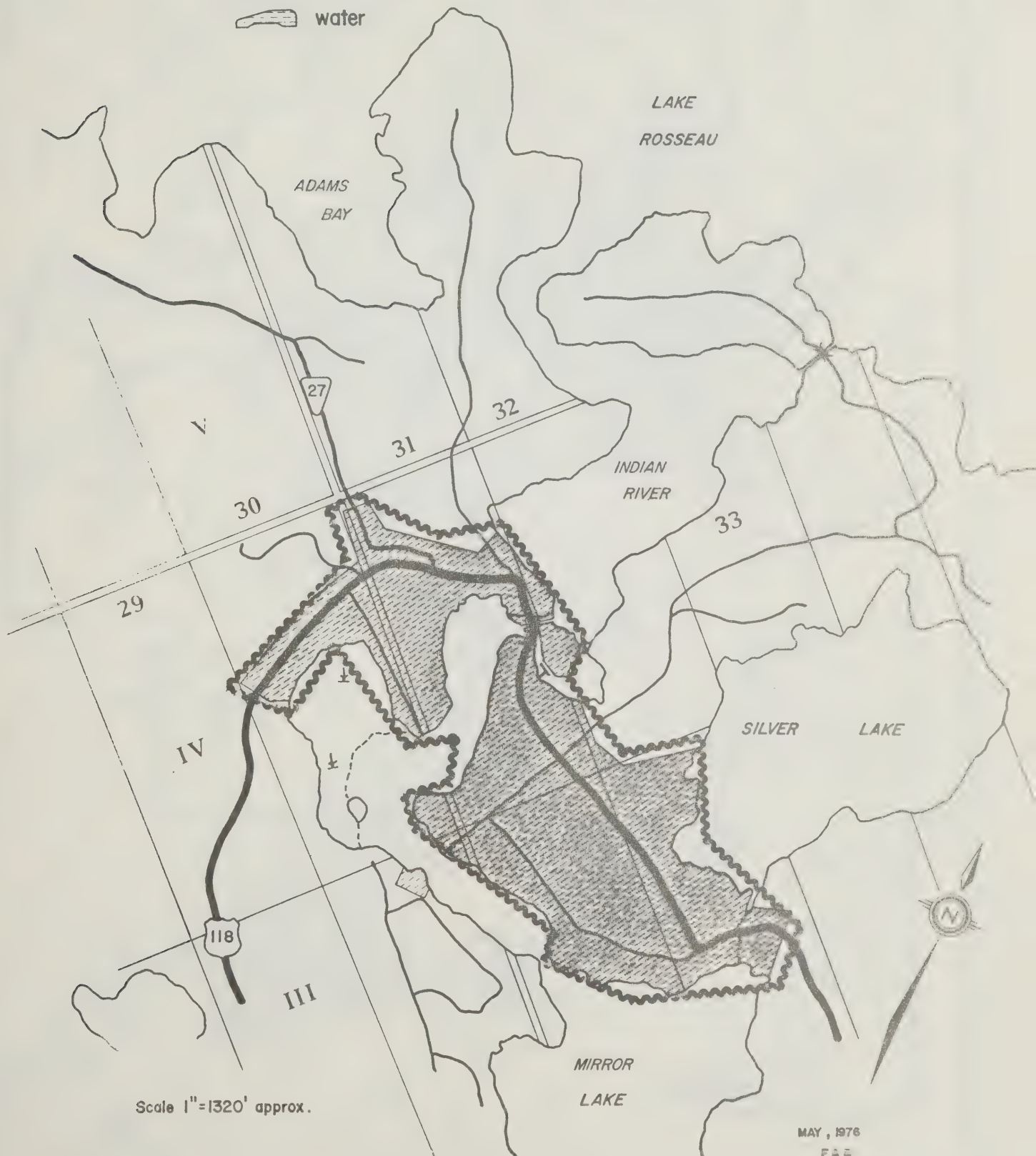
AREA SERVICED AT PRESENT (based on available information)



sewer



water



Scale 1"=1320' approx.

MAY, 1976

F.A.S.

BALA  
URBAN AREA

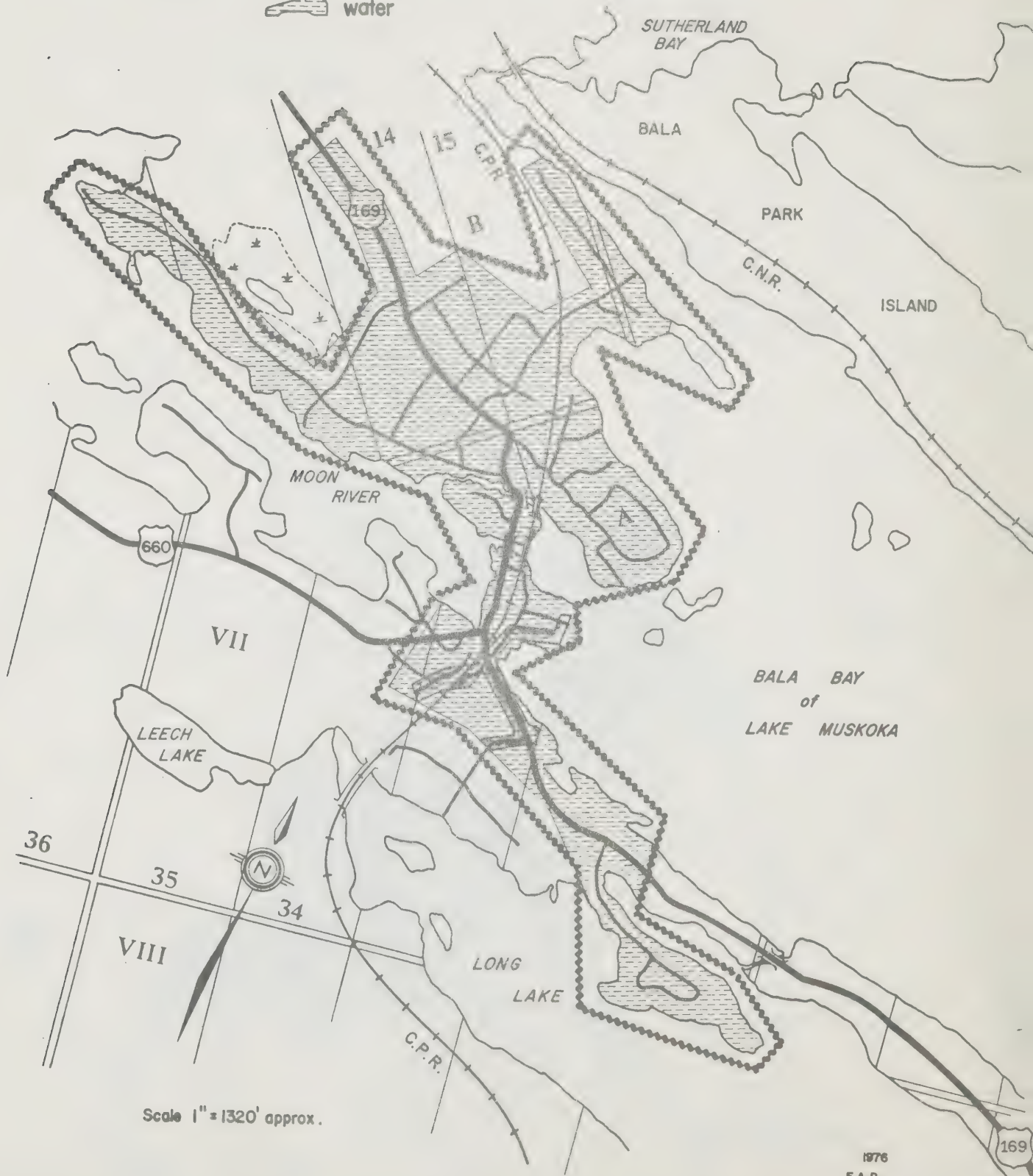
SCHEDULE 'B6'

URBAN AREA BOUNDARY

AREA SERVICED AT PRESENT (based on available information)

sewer

water



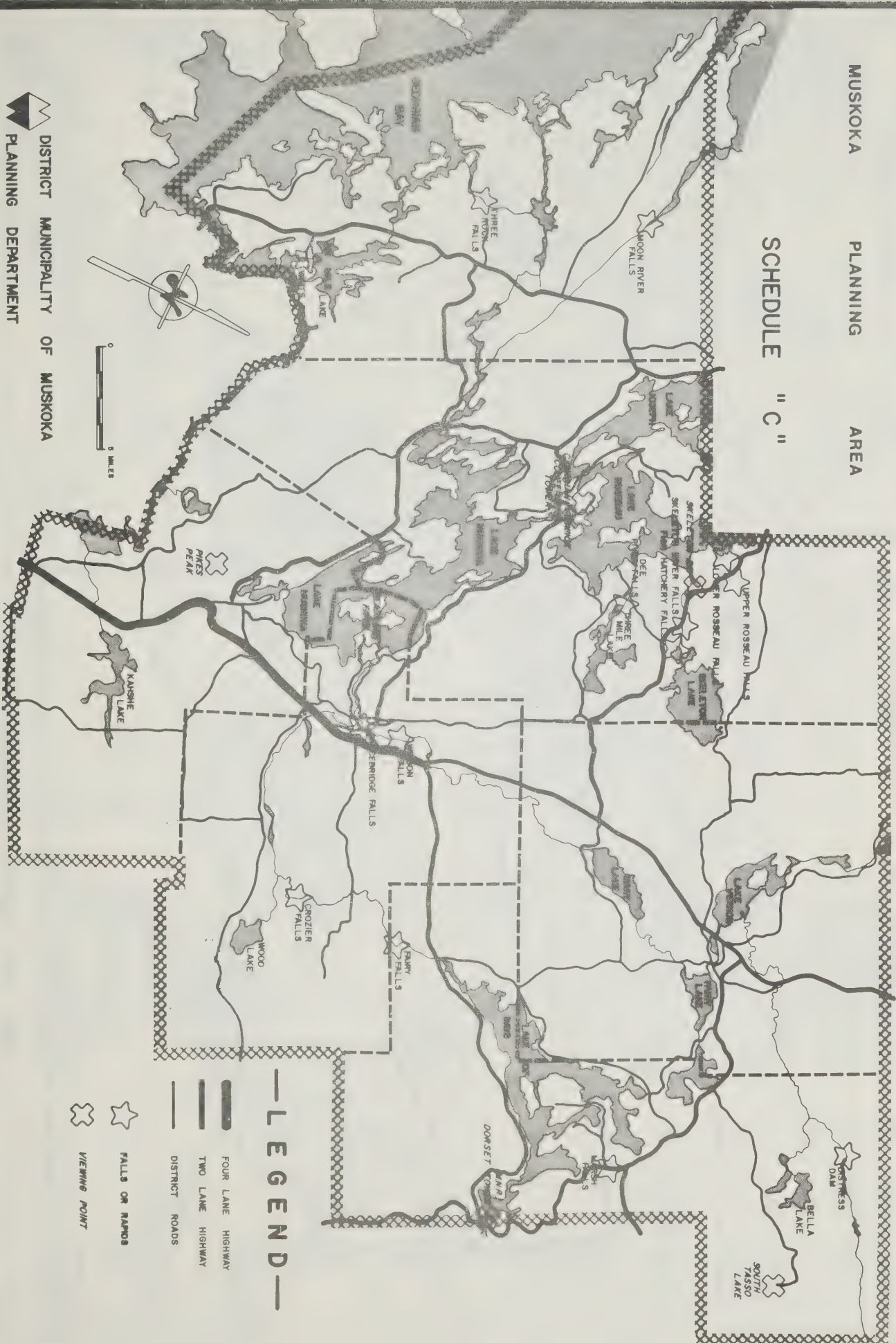
Scale 1" = 1320' approx.

1976  
F.A.B.



## AREA

## SCHEDULE "C"



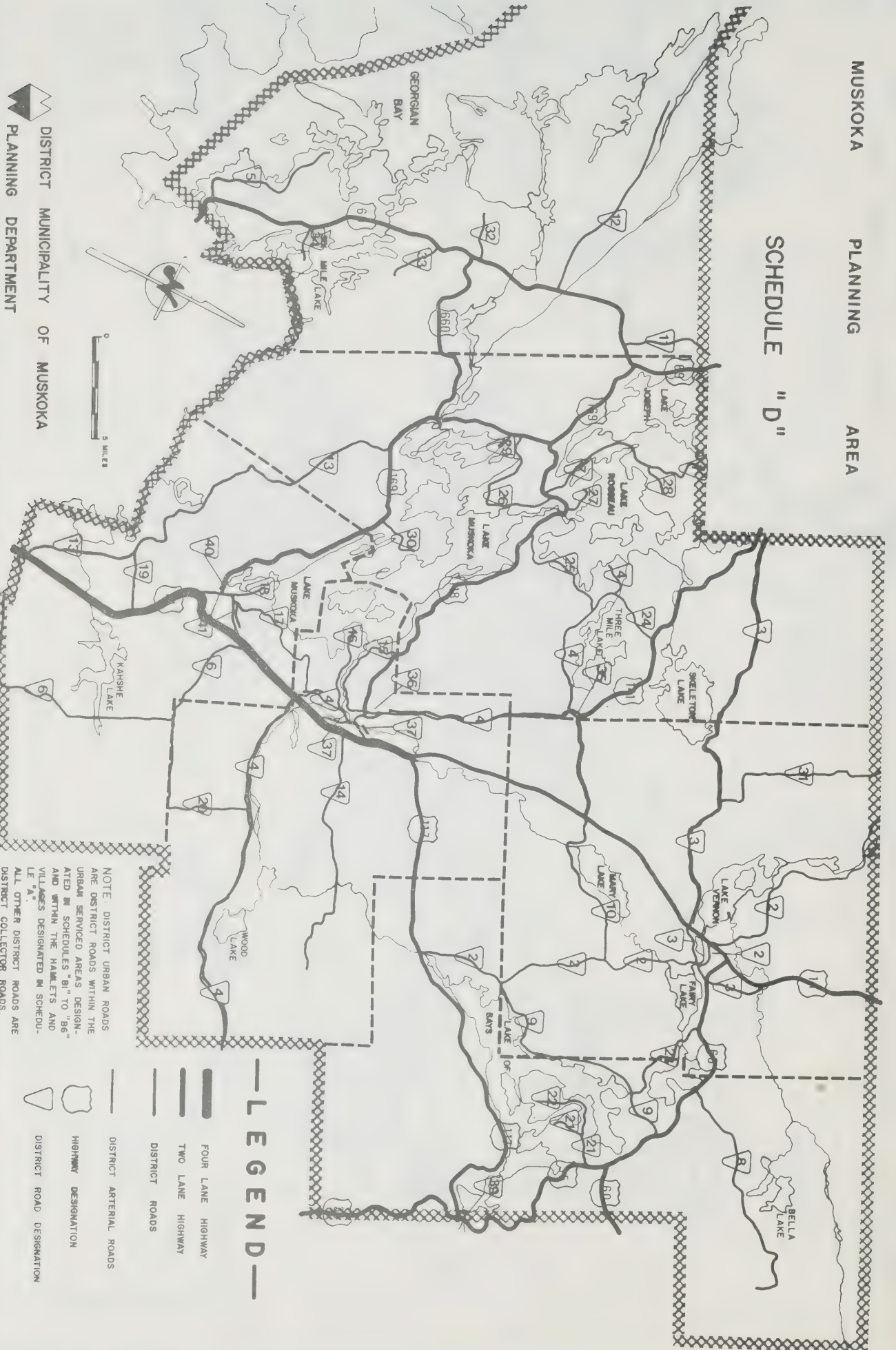


MUSKOKA

PLANNING

AREA

# SCHEDULE "D"



DISTRICT MUNICIPALITY OF MUSKOKA  
PLANNING DEPARTMENT

## —LEGEND—

- DISTRICT ARTERIAL ROADS
- HIGHWAY DESIGNATION
- DISTRICT ROAD DESIGNATION
- FOUR LANE HIGHWAY
- TWO LANE HIGHWAY
- DISTRICT ROADS

NOTE: DISTRICT URBAN ROADS ARE DISTRICT ROADS WITHIN THE URBAN SERVICED AREAS DESIGNATED IN SCHEDULES "B1" TO "B6" AND WITHIN THE HAMLETS AND VILLAGES DESIGNATED IN SCHEDULE "A". ALL OTHER DISTRICT ROADS ARE DISTRICT COLLECTOR ROADS.



APPENDIX 'A1'  
Georgian Bay

POSSIBLE AREAS OF USE LIMITATION





APPENDIX 'A2'  
Lake Of Bays

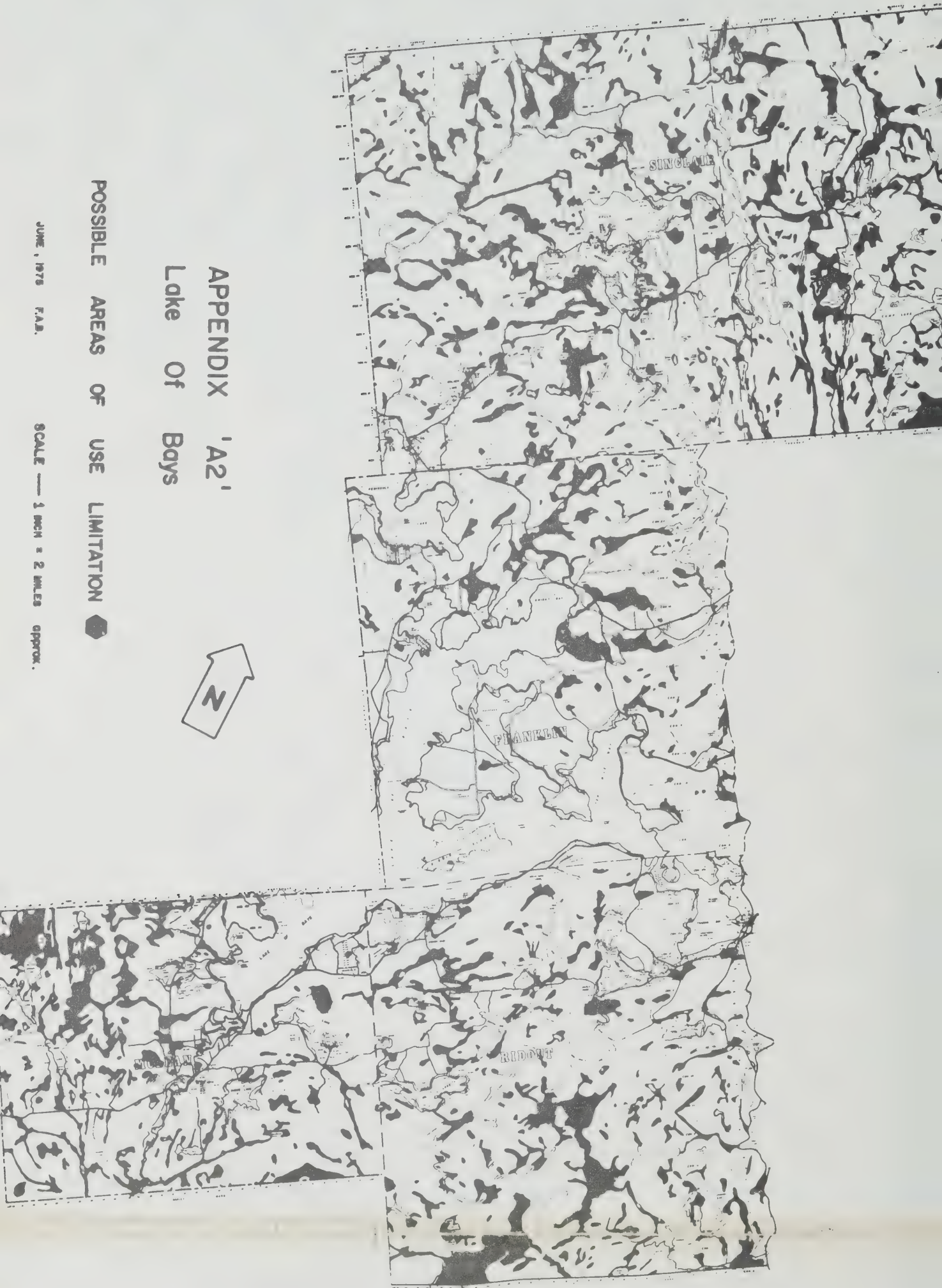


POSSIBLE AREAS OF USE LIMITATION



JUNE, 1978 F.A.B.

SCALE — 1 INCH = 2 MILES APPROX.

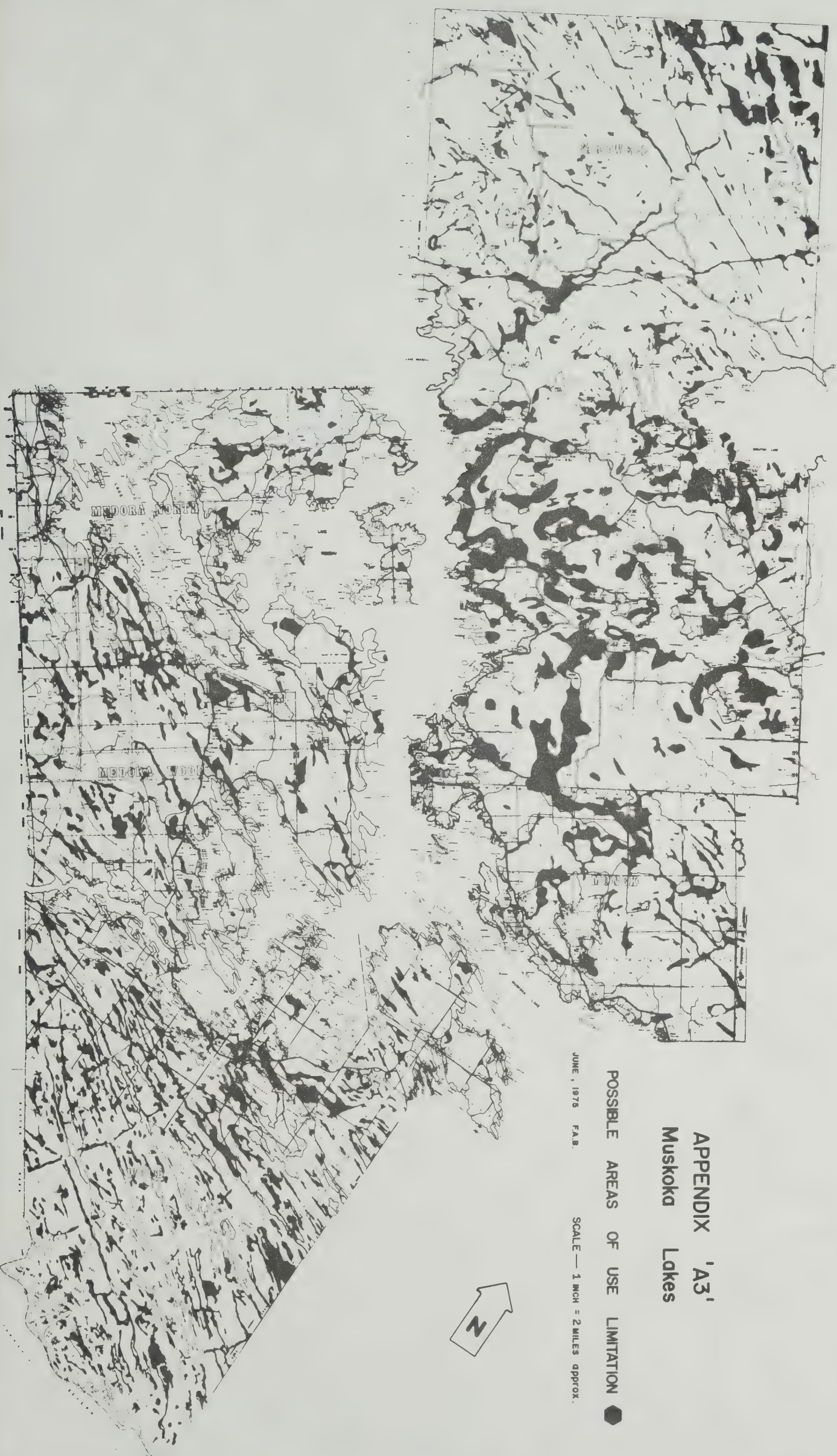


APPENDIX 'A3'  
Muskoka Lakes

POSSIBLE AREAS OF USE LIMITATION

JUNE, 1975 F.A.B.

SCALE — 1 INCH = 2 MILES APPROX.





# APPENDIX 'A4'

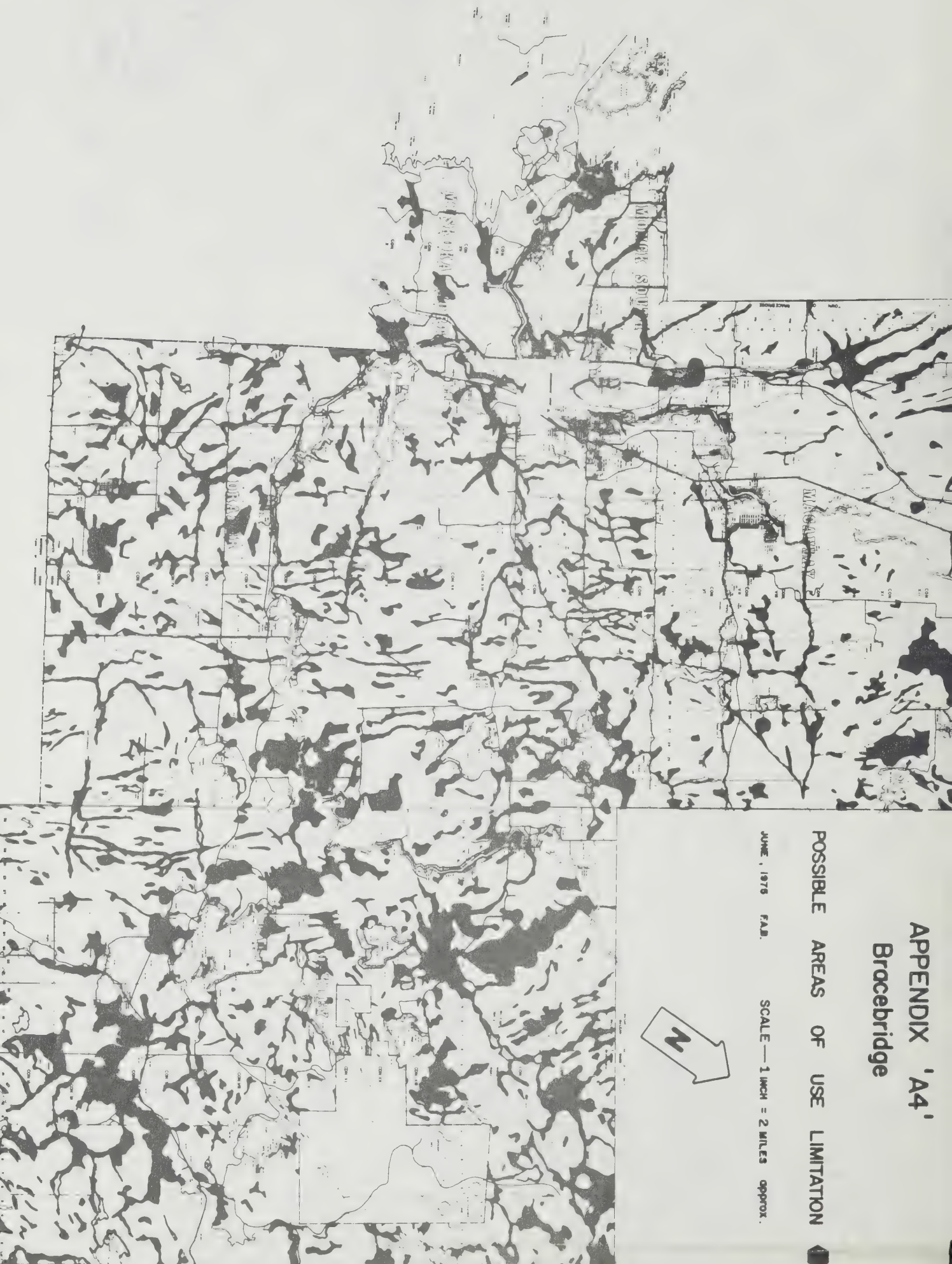
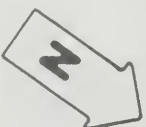
## Bracebridge

POSSIBLE AREAS OF USE LIMITATION



JUNE, 1976 F.A.B.

SCALE — 1 INCH = 2 MILES APPROX.



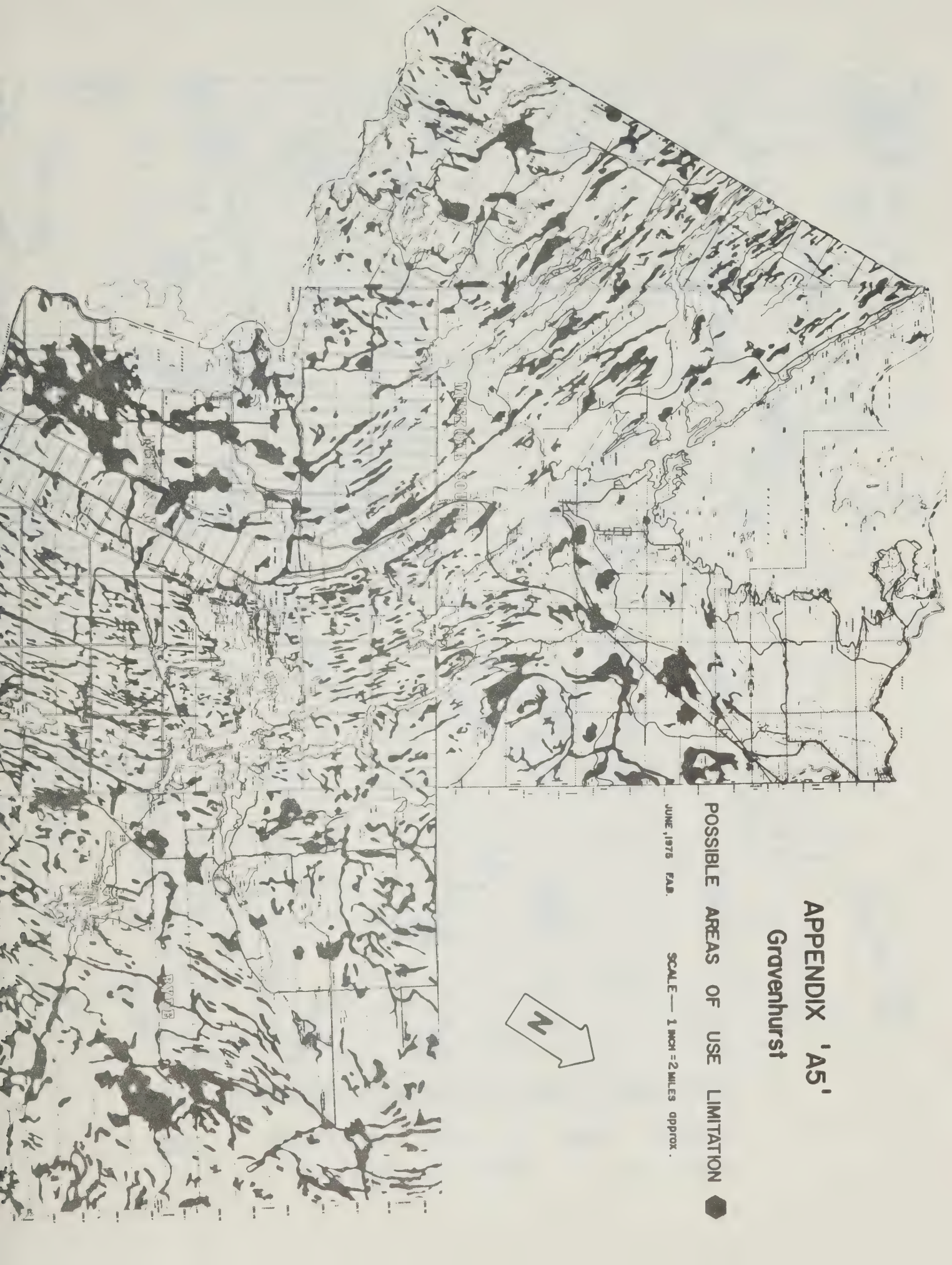


# APPENDIX 'A5' Gravenhurst

POSSIBLE AREAS OF USE LIMITATION 

JUNE 1976 F.A.B.

SCALE — 1 INCH = 2 MILES approx.







APPENDIX 'A6' ————— Huntsville

POSSIBLE AREAS OF USE LIMITATION 

JUNE, 1976 F.A.B.

SCALE — 1 INCH = 2 MILES approx.



## APPENDIX B

### DISTRICT STANDARDS FOR ROAD ENTRANCES

#### a) District Arterial Roads

1. Residential entrances shall be permitted only at the following minimum intervals, measured from the centre of the nearest entrance on the same side of the road:

- i) 50 mph zone -- 1000 feet - 80 kmh -- 300 meters
- ii) 45 mph zone -- 800 feet - 70 kmh -- 250 meters
- iii) 40 mph zone -- 600 feet - 60 kmh -- 200 meters
- iv) 35 mph zone -- 400 feet - 50 kmh -- 120 meters

If an existing lot has no existing entrance, it shall be assumed to have an entrance at the centre of its road frontage.

2. In addition, residential entrances shall be permitted only if the following criteria are met:

| ROAD CHARACTERISTICS |     |                                        |        |                                                            |        |                                          |        |
|----------------------|-----|----------------------------------------|--------|------------------------------------------------------------|--------|------------------------------------------|--------|
| Speed Limit          |     | Minimum Clear Vision In Each Direction |        | Minimum Distance From Major Intersections And Interchanges |        | Minimum Distance From The End Of Bridges |        |
| mph                  | kmh | feet                                   | meters | feet                                                       | meters | feet                                     | meters |
| 50                   | 80  | 400                                    | 120    | 400                                                        | 120    | 100                                      | 30     |
| 45                   | 70  | 325                                    | 100    | 325                                                        | 100    | 90                                       | 30     |
| 40                   | 60  | 250                                    | 80     | 250                                                        | 80     | 80                                       | 25     |
| 35                   | 50  | 175                                    | 55     | 175                                                        | 55     | 70                                       | 20     |

3. In the case of applications for residential consents, common entrances shall not be permitted.



4. Commercial and industrial entrances shall be permitted only if the following criteria are met:

| ROAD CHARACTERISTICS |     |                                        |        |                                                            |        |                                          |        |
|----------------------|-----|----------------------------------------|--------|------------------------------------------------------------|--------|------------------------------------------|--------|
| Speed Limit          |     | Minimum Clear Vision In Each Direction |        | Minimum Distance From Major Intersections And Interchanges |        | Minimum Distance From The End Of Bridges |        |
| mph                  | kmh | feet                                   | meters | feet                                                       | meters | feet                                     | meters |
| 50                   | 80  | 800                                    | 250    | 800                                                        | 250    | 475                                      | 150    |
| 45                   | 70  | 650                                    | 200    | 650                                                        | 200    | 425                                      | 130    |
| 40                   | 60  | 500                                    | 150    | 500                                                        | 150    | 375                                      | 120    |
| 35                   | 50  | 350                                    | 100    | 350                                                        | 100    | 325                                      | 100    |

Variances will be considered where turning lanes and other traffic controls satisfactory to the District Engineer are provided.

b) District Collector Roads

5. Residential entrances shall be permitted only if the following criteria are met:

| ROAD CHARACTERISTICS |     |                                        |        |                                                            |        |                                          |        |
|----------------------|-----|----------------------------------------|--------|------------------------------------------------------------|--------|------------------------------------------|--------|
| Speed Limit          |     | Minimum Clear Vision In Each Direction |        | Minimum Distance From Major Intersections And Interchanges |        | Minimum Distance From The End of Bridges |        |
| mph                  | kmh | feet                                   | meters | feet                                                       | meters | feet                                     | meters |
| 50                   | 80  | 400                                    | 120    | 400                                                        | 120    | 100                                      | 30     |
| 45                   | 70  | 325                                    | 100    | 325                                                        | 100    | 90                                       | 30     |
| 40                   | 60  | 250                                    | 80     | 250                                                        | 80     | 80                                       | 25     |
| 35                   | 50  | 175                                    | 55     | 175                                                        | 55     | 70                                       | 20     |

6. Commercial and industrial entrances shall be permitted only if the following criteria are met:

| ROAD CHARACTERISTICS |     |                                        |        |                                                            |        |                                          |        |
|----------------------|-----|----------------------------------------|--------|------------------------------------------------------------|--------|------------------------------------------|--------|
| Speed Limit          |     | Minimum Clear Vision In Each Direction |        | Minimum Distance From Major Intersections And Interchanges |        | Minimum Distance From The End Of Bridges |        |
| mph                  | kmh | feet                                   | meters | feet                                                       | meters | feet                                     | meters |
| 50                   | 80  | 800                                    | 250    | 800                                                        | 250    | 475                                      | 150    |
| 45                   | 70  | 650                                    | 200    | 650                                                        | 200    | 425                                      | 130    |
| 40                   | 60  | 500                                    | 150    | 500                                                        | 150    | 375                                      | 120    |
| 35                   | 50  | 350                                    | 100    | 350                                                        | 100    | 325                                      | 100    |

Variances will be considered where turning lanes and other traffic controls satisfactory to the District Engineer are provided.

c) District Urban Roads

7. Entrances shall be located to the satisfaction of the District Engineer. Standards may be established by an Area Municipality in consultation with the District as part of its Secondary Plan.

## APPENDIX C

### SOCIAL SERVICES AND COMMUNITY FACILITIES

#### a) Hospitals

It is the policy of District Council that:

1. The District shall be consulted regarding the establishment of new hospital and the expansion of existing hospital facilities prior to requests for approval of financial support. The approval of District Council shall accompany any proposals to the Ministry of Health for new hospital facilities or the expansion of existing facilities, where District financing is involved.

#### b) Homes For The Aged

It is the policy of District Council that:

2. The District will continue to provide facilities for the elderly as warranted by the demand.
3. The District will encourage the Ontario Housing Corporation and the private sector to provide facilities for the elderly.
4. New facilities shall be located in proximity to medical, community and commercial services and facilities.

#### c) Nursing Homes

It is the policy of District Council that:

5. All new nursing homes shall be located in proximity to hospital and other medical facilities.

#### d) Child Care And Family Services

It is the policy of District Council that

6. The District supports the continued provision of child care and family services.



7. New or extended child care and family service facilities may be located where needed within the District. Such facilities may include homes for the mentally retarded, special care homes and/or special training homes. These facilities may be established only if they meet the criteria established by an Area Municipality as part of its Secondary Plan.

e) Police Services

It is the policy of District Council that:

8. All police services shall continue to be provided by the Ontario Provincial Police.

f) Fire Protection

It is the policy of District Council that:

9. The District will continue to appoint a District Fire Co-Ordinator, as required by the District Municipality of Muskoka Act.

g) Education

It is the policy of District Council that:

10. The District will consult with all relevant school boards respecting any change in the District Official Plan or a Secondary Plan that may have an impact on the provision of educational services or facilities.

|                                            |               |
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